



7 Wakehurst Court, Worthing, BN11 2DJ  
£1,300 Per Calendar Month

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A well-presented, two-bedroom, first-floor flat in Worthing is available for rent at the end of August. Located close to the seafront and town centre, this property features a long hallway with storage cupboards. The modern bathroom is in white, tiled, and includes a power shower over the bath and an electric towel rail. There is a separate WC. The good-sized kitchen offers an integrated electric oven and hob, plumbing for a washing machine and dishwasher, space for a fridge/freezer, and fitted breakfast table. New flooring being fitted in kitchen. The spacious lounge is decorated in neutral colours. Both double bedrooms come with built-in wardrobes. The flat is well-decorated throughout and offers a communal lift and non-allocated parking at the rear. Council tax band: B. EPC rating: D.

- Two double bedrooms
- Residents parking
- Close to local amenities
- Excellent transport links









## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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