



86a Ham Road, West Sussex, BN11 2QY
£1,025 Per Calendar Month



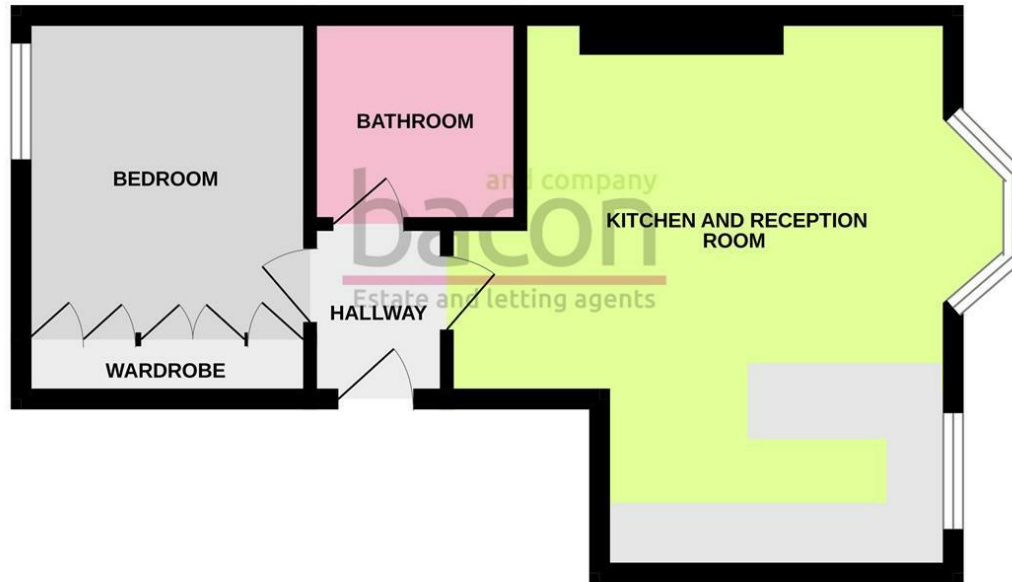
A truly stunning first floor flat which was refurbished to a very high specification throughout under two years ago. If you are looking for a touch of luxury then this flat will tick all your boxes. The lounge features a lovely bay window with fresh modern décor. The open plan kitchen is superbly fitted with a full range of integrated appliances including dishwasher and microwave. No expense has been spared on all the fitments throughout this flat including the herringbone parquet effect LVT flooring. The bathroom has a Victorian feel with white suite and shower over the bath. The double bedroom has an extensive wardrobe range across one wall plus additional storage over the bed area (bed base and headboard included). Served by gas central heating and double glazing throughout. Conveniently situated in Ham Road, close to local shops as well as the seafront and East Worthing station both being easily accessible at either end of the road. Council Tax Band: A. EPC: D. Please note photo were taken prior to current tenants.

- Fully Refurbished First Floor Flat
- Integrated Appliances
- Close to East Worthing Station
- Available early August
- Council Tax Band: A. EPC: D.





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) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



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