



44 Madeira Avenue, Worthing, BN11 2BA  
£950 Per Calendar Month

and company  
**bacon**  
Estate and letting agents





A first floor, split level one double bedroom flat. Briefly the accommodation comprises: entrance hall, living room, kitchen, bedroom and bathroom/wc. Located in Maderia Avenue the property is in close proximity to Worthing's seafront and Town Centre with access to local shops, hospital and public transport nearby. Further benefits include double glazing throughout. AVAILABLE NOW. Council tax band A. EPC E Rating.

- AVAILABLE NOW
- First Floor
- Split Level Flat
- Double Bedroom
- Kitchen
- Bathroom
- Double Glazing
- Central Worthing
- Close to shops and hospital







Communal hallway with stairs to first floor.  
Private door to:

### Entrance hall

Electric radiator. Fitted cupboards with shelving, hanging rails and housing electrical consumer unit. Split level hallway.

### Lounge

4.93m x 3.56m (16'2 x 11'8)

Bay front sash double glazed window. Electric radiator. Feature fireplace with surround.  
Opening to:

### Kitchen

3.07m x 1.40m (10'1 x 4'7)

Roll edge worksurface having single drainer sink with Swan neck mixer tap and draining board.  
Four ring electric electric hob. Fitted oven.

Matching range of cupboards, drawers, and eyelevel wall units. Space and plumbing for washing machine. Space for two fridge freezer.  
Double glazed sash window to front.

### Bedroom

3.51m x 3.23m (11'6 x 10'7)

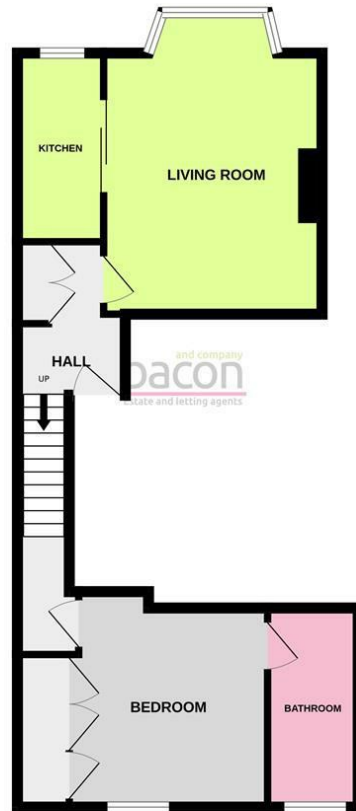
Double glazed sash window to rear. Recessed fitted wardrobes with shelving and hanging rail.  
Electric radiator.

### Bathroom

White suite comprising panelled bath with mixer tap and tiled surround. Wall mounted electric 'Triton' shower. Pedestal wash hand basin with mixer tap. Close coupled WC. Electric towel radiator. Double glazed window.



FIRST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 5.0.0.25

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk