



16 Wordsworth Road, Worthing, BN11 3NH
£850 Per Calendar Month

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LOW COST HOUSING. A ground floor studio flat with water rates, heating and council tax included. Briefly the accommodation comprises: studio room, kitchen with good range of units, inner hallway and bathroom with bath and shower head attachment (not to be used for full height shower). This flat has been freshly decorated and has laminate flooring in the main living area. There is direct access to a courtyard used predominantly for this flat (but not exclusively-enquire for further details). The flat is heated by a communal boiler which controls all the radiators. Available to rent now. Low outgoings with just electricity to be paid for. SINGLE OCCUPANCY ONLY

- Ground Floor Studio
- Heating, council tax and water rates included
- Seperate Kitchen
- Bathroom/wc
- Central Worthing
- Close to Seafront
- Available now



Communal Entrance

Hallway with private door to:

Studio Room

3.28m x 3.28m (10'9 x 10'9)

Single glazed sash window. Radiator. Recessed storage cupboard housing electrical consumer unit. Door to:

Kitchen

3.28m x 1.93m (10'9 x 6'4)

Roll edge worksurface having inset single drainer stainless steel sink with mixer tap and draining board. Space for undercounter fridge and freezer. Matching range of cupboard doors and eyelevel wall units. Wall mounted combination boiler supplying gas central heating and hot water. Single glazed window. Tiled floor. Opening to:

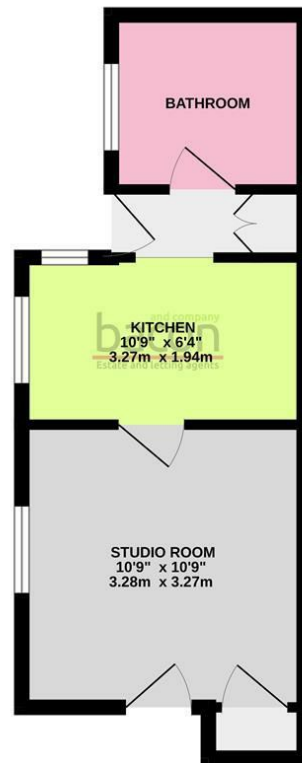
Inner Hall

Tile floor. Built in storage cupboard with shelving and hanging rail. Door to communal courtyard.

Bathroom/wc

White suite comprising panelled bath with mixer tap and separate handheld shower attachment. Pedestal wash hand basin with mixer tap. Close couple WC./Single glazed window. Radiator.

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		
(55-68) D	60	71
(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 confirm their condition or working order.



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