



27 Kipling Avenue, Worthing, BN12 6LQ
£850 Per Calendar Month

and company
bacon
Estate and letting agents



Spacious Double Room Available in Modern 6-Bedroom Professional House Share – SINGLE OCCUPANCY ONLY. Available early February – ALL BILLS INCLUDED. A stylish and spacious double bedroom is available in this beautifully presented 6-bedroom HMO, ideal for a working professional. Located in a sought-after area near Goring-by-Sea mainline railway station, this property offers both convenience and comfort. The room is tastefully furnished and ready to move in late May. The house features a modern kitchen, a comfortable communal living area, and contemporary fixtures and fittings throughout. Benefits include: All bills included High-speed internet; Professional property management; On-street and off-street parking options; Enjoy easy access to public transport, major road links, shops, restaurants, and green spaces—all just a short walk away. Viewings are highly recommended.

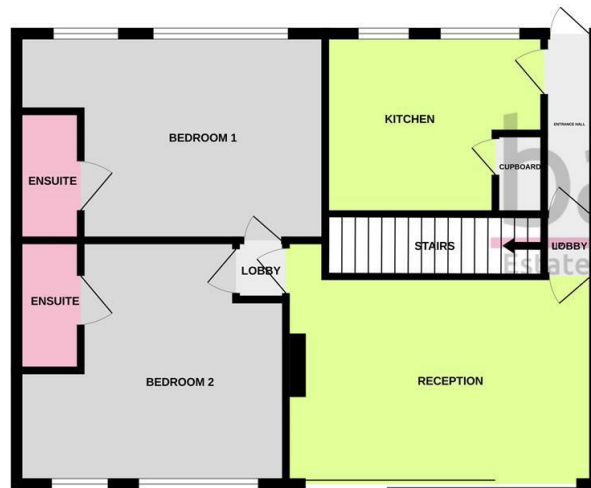
- All bills included
- Double bedroom with ensuite
- Fully furnished
- Fully equipped kitchen and laundry facilities
- Private rear garden
- Excellent transport links
- Close to local amenities



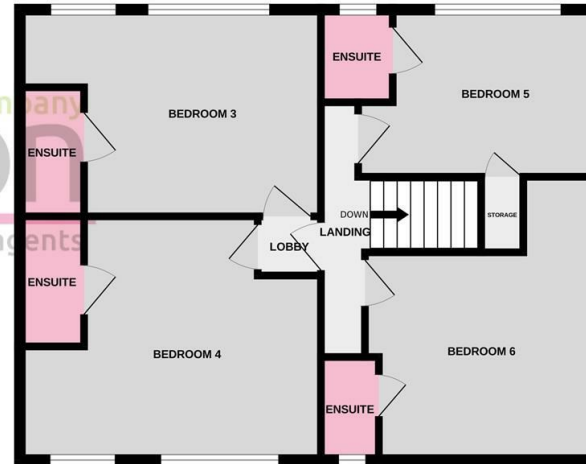




GROUND FLOOR



1ST 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		
(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.

