



1 St Michaels Road, Worthing, BN11 4SD  
£1,200 Per Calendar Month

and company  
**bacon**  
Estate and letting agents



Two bedroom, top floor flat is available to let in popular West Worthing. This period property is situated within close proximity to local shops, amenities, seafront and travel links. Spacious lounge with dining area, plenty of light. Good-sized double bedroom and second large single bedroom/office, both with laminate flooring. The entire flat has been painted in grey and white throughout. Sash windows. Modern kitchen with plenty of wall and base units. Integrated gas hob and electric oven. Space for washing machine. Modern shower room with power shower (rain-fall shower head), fully tiled, floor standing vanity unit with basin. \*Allocated parking for one car\* - visitor bay. Communal gardens. Available from early May. (Photos from previous tenancies.)

- Two-bedroom top floor flat
- Period property close to shops, amenities and the seafront
- Bright and spacious lounge with dining area
- Good-sized double bedroom
- Second large single bedroom / ideal home office
- Integrated gas hob and electric oven
- Allocated parking for one car plus visitor bay
- Available from early May







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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