



14a Montague Place, Sussex, BN11 3BG
£1,250 Per Calendar Month



We are pleased to offer this well-presented first-floor, two-bedroom flat to let, with views towards the seafront and Worthing Pier. Ideally located on the edge of the town centre, the property offers convenient access to local amenities. The accommodation comprises a spacious lounge/diner, a modern kitchen with integrated fridge/freezer, washing machine, gas hob, and electric oven, and a contemporary white bathroom suite with a shower over the bath and a heated towel rail. There is one large double bedroom with sash windows and a further second double bedroom. The property benefits from gas central heating, neutral décor throughout, and has recently been redecorated with new carpets fitted throughout. Council Tax Band B. EPC rating forthcoming. Available now.

- First floor two bedroom flat
- Views towards Worthing seafront and pier
- Spacious lounge/diner
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Contemporary bathroom with shower over bath
- Gas central heating
- Recently redecorated throughout
- New carpets fitted throughout
- Convenient location to Worthing town centre and amenities



Reception Room

5.44m (into bay) x 4.52m (17'10 (into bay) x 14'10)

Kitchen

1.50m x 4.27m (4'11 x 14'0)

Bathroom

1.80m x 1.50m (5'11 x 4'11)

Bedroom One

3.00m x 1.42m (9'10 x 4'08)

Bedroom Two

3.48m (widest part) x 3.48m (widest part) (11'05 (widest part) x 11'05 (widest part))



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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