



27 Kipling Avenue, Worthing, BN12 6LQ  
£835 Per Calendar Month

and company  
**bacon**  
Estate and letting agents





#### Spacious En-Suite Double Room – All Bills Included & Parking Available | Goring-by-Sea.

A spacious en-suite double room is available in this modern, well-maintained professional house share, offering all bills included and parking available. Ideally located within easy walking distance of Goring-by-Sea mainline railway station, the property is perfectly suited for commuters and professionals. The room is fully furnished and benefits from its own private en-suite shower room, providing comfort and privacy. Available early February. The house features a contemporary shared kitchen, a comfortable communal living area, and high-quality fixtures and fittings throughout. A regular cleaner attends the communal areas. The location offers convenient access to public transport, major road links, shops, cafés, restaurants, and nearby green spaces.

- 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
- On street Parking

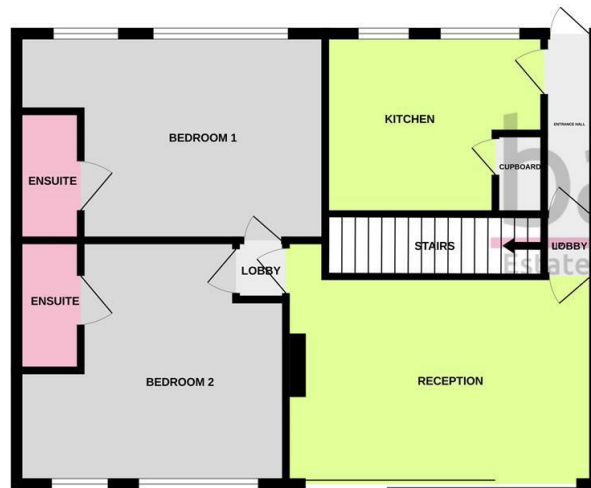




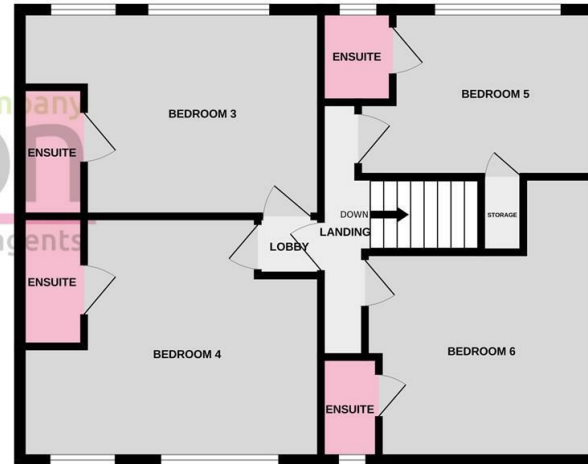




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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.

