



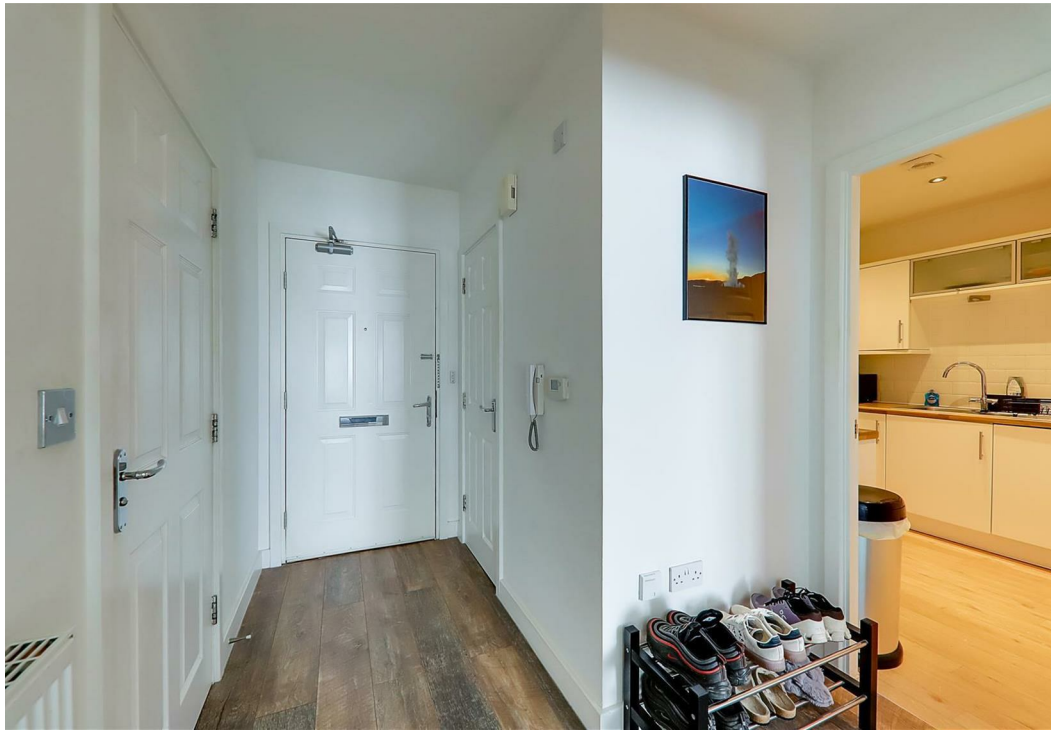
17 Eirene Road, Worthing, BN12 4FG
£1,195 Per Calendar Month

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We are delighted to offer for rent this unfurnished, modern first floor apartment situated within the highly sought after Waterfront Development on Goring seafront. The location is ideal for walks along the coast to Worthing Town Centre & Ferring with the seafront being just a stones throw away from the apartment. Local shops and mainline railway station are also just over a mile away. Accommodation briefly comprises entrance hall, South aspect lounge/diner with Juliette balcony, South aspect double bedroom with fitted wardrobes, modern fitted kitchen with integrated gas hob, double electric oven, dishwasher, fridge/freezer and washing machine. Has bathroom/w.c. Please bathroom is being renovated to provide a walk in shower room. Externally the property benefits from a private parking space, visitors parking, communal storage cupboard and well maintained communal gardens. Pets are considered with a pet supplement. Viewings are highly recommended. Available mid-October. Council tax: B. EPC: B

- Pets considered with supplement
- Close to seafront
- Parking space
- Close to local surgery





Entrance

Entrance Hall

Storage Cupboard

South Aspect Lounge/Diner

4.62m x 3.84m (15'2 x 12'7)

South Aspect Bedroom

4.62m x 2.84m (15'2 x 9'4)

Modern Fitted Kitchen

2.95m x 2.62m (9'8 x 8'7)

Bathroom/WC

2.24m x 1.70m (7'4 x 5'7)

Parking

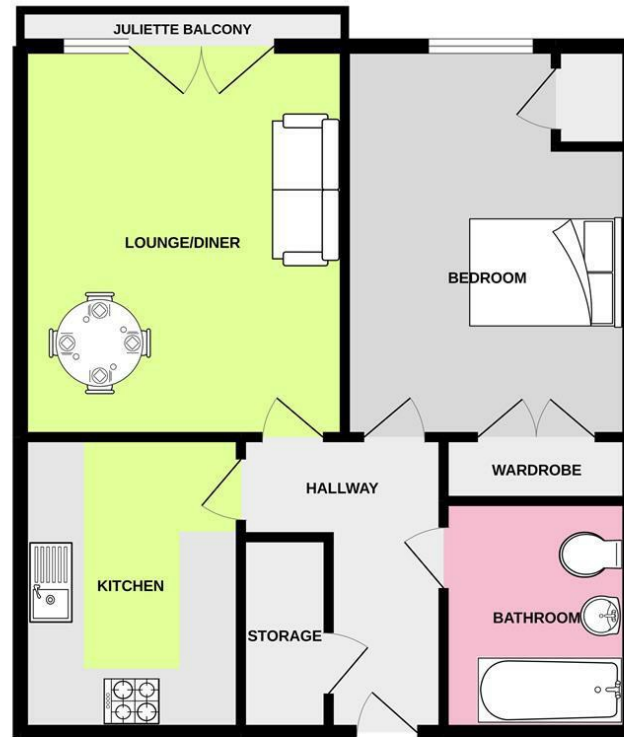
Allocated off road parking space (number 98).

Ample off road parking for visitors.

Communal Grounds



FIRST 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	81	81
(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.



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