



31B Broadwater Street West, Worthing, BN14 9BT
£900 Per Calendar Month

and company
bacon
Estate and letting agents



A purpose built second floor flat situated in central Broadwater directly above commercial premises and conveniently situated close to local shops, post office, restaurants and pubs. The flat is being let with a long term tenancy intended and offers reasonably priced good size accommodation comprising lounge with HHR night storage heater and built in storage, double bedroom with HHR storage heater, bathroom with bath and electric shower over, kitchen with oven and tumble dryer (current tenant can leave washing machine upon request). Windows are double glazed and the communal entrance is shared with just one other flat. Epc E Council Tax Band A

- One Bedroom Second Floor Flat
- Electric HHR Heating
- Double Glazing
- Central Broadwater
- Bathroom with Bath and Electric Shower
- Good Size Lounge



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.