



38A Portland Road, Worthing, BN11 1QZ
£1,250 Per Calendar Month

and company
bacon
Estate and letting agents



A fabulous First Floor Flat which has been extensively refurbished and offers well planned accommodation with modern fitments and vaulted ceilings. Ideally located in the heart of Worthing Town Centre with easy access to shops, restaurants and bars. The flat benefits from gas central heating (new combi boiler) and double glazed wood sash windows, wood composite flooring to the main living room and new luxury carpeting in the two bedrooms. Both bedrooms have built in wardrobes and there are two additional large store cupboards in the hallway. The kitchen has a great range of new units with a built in Bosch oven and hob and space for a washing machine and fridge. The shower room has been fitted to a high specification with high gloss teal coloured tiles. Outside communal bicycle store. Available for immediate occupation. EPC C. Council Tax Band B.

- Refurbished 2 Bedroom F/F Flat
- Central Town Centre Location
- Superb Fitted Shower Room
- Gas CH and Dble Glazed Sash Windows
- Refitted Kitchen with Oven/Hob
- New Flooring
- Vaulted Ceilings







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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	71	76
(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



baconandco.co.uk

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