



1 Wells Court Pevensey Garden, Worthing, BN11 5PE
£1,300 Per Calendar Month

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Bacon Micawber Lettings are delighted to offer for rental this extremely well presented two bedroom ground floor flat. The property has been the subject of refurbishment over the past few months and offers larger than average accommodation in a well maintained block overlooking the manicured communal gardens. Internally the flat comprises of a large West facing lounge/dining room with patio doors leading out to a private terrace, two double bedrooms, refitted bathroom with bath and shower plus a separate wc and a modern well configured kitchen with built in oven and hob plus space for dishwasher, washing machine and tall fridge/freezer. Outside there is parking available around the development or in the nearby roads which offer unrestricted parking. A new combi boiler has just been installed serving the gas central heating and all windows are double glazed. There is even a fenced garden area specifically allocated for private functions and can be reserved by arrangement with the Residents Association. EPC C Council Tax Band C

- **Refurbished Throughout**
- **Ground Floor Flat with Terrace**
- **Sought After West Worthing**
- **Superb Refitted Kitchen**
- **Gas CH and Dble Glazing**
- **2 Good Size Bedrooms**





Communal Entrance

Entrance Hall

Lounge/Dining Room

6.48 x 4.73 (21'3" x 15'6")

Balcony / Terrace

Kitchen

3.81 x 3.58 (12'5" x 11'8")

Bedroom One

4.07 x 3.58 (13'4" x 11'8")

Bedroom Two

3.25 x 2.87 (10'7" x 9'4")

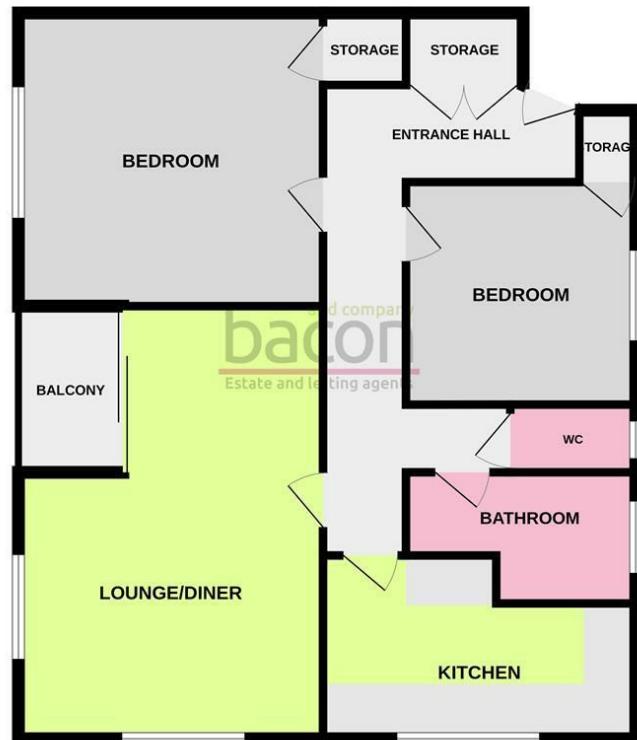
Bathroom

Separate Wc

Communal Gardens



GROUND 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 misdescription. 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	71	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000
broadwater@baconandco.co.uk