



11 Saffrons Court Downview Road, Worthing, BN11 4PR
£1,250 Per Calendar Month

and company
bacon
Estate and letting agents



This purpose built two bedroom flat is situated in Downview Road, Worthing., being an ideal location for West Worthing station and local shops in Tarring Road. This flat is available with a long let intended and is situated on the first floor of this well maintained development with the benefit of a passenger lift.

The accommodation comprises of a good size entrance hall with three storage cupboards, fitted kitchen with modern range of units and a free standing cooker, two bedrooms, shower room (with washing machine) and an east facing lounge. The windows are double glazed and the flat has electric heating. Carpets were replaced in 2024. EPC C. Council Tax Band B. Available end of October. Photos taken prior to current tenants.

- Purpose-Built Two-Bedroom Flat
- Popular Downview Road Location
- First-Floor Apartment
- Spacious East-Facing Lounge
- Modern Fitted Kitchen
- Two Good-Size Bedrooms
- Double Glazing & Electric Heating
- EPC C | Council Tax Band B | Available End of October





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		
(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.