



7 Essex Court, West Avenue, Worthing, BN11 5LZ
£1,000 Per Calendar Month

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We are pleased to offer this modern one bedroom, first floor flat to let in West Worthing, close to the station and local shops. Entry phone system. Storage cupboard in hallway. Spacious lounge with a large square bay window allowing in plenty of light. Kitchen with matching white gloss units, integrated fridge/freezer, built in electric hob and oven and integrated washing machine. ***ALL APPLIANCES*** Electric instantaneous hot water system! The bedroom is a good sized double. The bathroom has a white suite, part tiled with a basin and an ultra modern vanity drawer unit. Thermostatic shower over the bath. Separate WC. New flooring throughout. ***Allocated parking space*** as well as plenty of street parking. Available mid September (could be earlier subject to agreement). EPC D rating. Council Tax Band: B. Photos taken prior to current tenants.



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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		
(55-68) D	68	76
(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



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