



Gratwicke Road, Worthing, BN11 4BH
£1,300 Per Calendar Month



WATER RATES INCLUDED IN RENT. We are pleased to offer this two double bedroom maisonette located in Worthing Central on Gratwicke Road. The private front door leads to stairs to the first floor. The bathroom, located straight ahead, is generously sized and features a bath with a shower over it. The basin is set in the worktop with ample space underneath for a washing machine. Moving on, you'll find the kitchen just a step up from the bathroom, offering a lovely space with a table and chairs. The modern kitchen is well equipped with space for an upright fridge/freezer and boasting an integrated electric oven and hob. Large reception room carpeted throughout. On the second floor, you will find two spacious double bedrooms. The second bedroom includes a built-in wardrobe. Gas Central heating and double glazing. EPC Rating: D. Council Tax A Available and

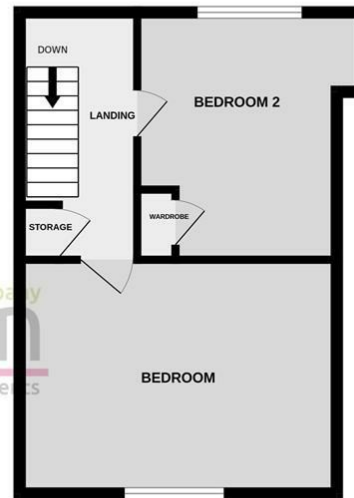
- Two Double Bedrooms
- Central Worthing
- Gas Central Heating
- New Kitchen
- Spacious Bathroom



FIRST FLOOR



SECOND 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 confirm their condition or working order.



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