



78 Upper Brighton Road, Worthing, BN14 9HR
£1,450 Per Calendar Month

bacon and company
Estate and letting agents



This self contained flat offers exceptionally spacious accommodation which has been redecorated throughout and is presented in immaculate condition. The accommodation is predominantly on the first floor although the ground floor entrance has understairs storage and a handy first floor landing area with plumbing for washing machine. The main accommodation comprises of a large South facing lounge, superb fitted kitchen with quartz worktops and a range of high gloss units incorporating a built in oven, hob, microwave, dishwasher, refrigerated wine storage (an American fridge/freezer is in situ but the landlord is not liable for maintenance), two double bedrooms and a large bathroom with bath and shower above plus wash basin with vanity unit and wc. The flat benefits from gas central heating, served by a newly installed combi boiler and all windows are double glazed. The front and side gardens belong solely to this property and garden maintenance is included within the rent figure. Council Tax Band B. Epc C

- **Exceptional First Floor Flat**
- **Superb Fitted Kitchen**
- **Modern Bathroom with Shower and Bath**
- **South Facing Lounge**
- **2 Double Bedrooms**
- **Self Contained Entrance**
- **Double Glazed**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 700854

lettings@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.