



31 Eriswell Road, Worthing, BN11 3HP  
£1,300 Per Calendar Month

and company  
**bacon**  
Estate and letting agents



We are pleased to offer this period, 3-bedroom property to let in central Worthing, close to local shops, seafront and 2 mainline train stations, less than a mile away. The light and spacious living area also includes a modern, fitted grey kitchen units. Integrated electric oven & hob and space for washing machine and fridge/freezer. Two double bedrooms with a single room, ideal for an office. Shower room, with electric shower with separate WC. Viewing highly recommended. Available NOW. EPC rating E. Council Tax Band B.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 72        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

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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.