



Studio (EPC Rating: )

# FLAT 1, 30 GRAFTON ROAD, WORTHING, BN11 1QT

PCM

## £775 PCM

**ASTON  
VAUGHAN**  
Sales and Lettings



# 0 Bedroom Studio located in Worthing

**\*\* LARGE DOUBLE ROOM IN HOUSE SHARE WITH BILLS INCLUDED \*\***

A beautifully decorated En-Suite Double Room in a House Share with BILLS INCLUDED on the Ground Floor of a period semi detached building. The property is ideally located close to a number of local shops and amenities, Worthing Train Station and just a short walk to the seafront. The space in the room is of a good size and has been recently decorated to a high standard with a private en-suite shower room.

There is a spacious & modern fully fitted communal kitchen for the use of all 5 residents in the building.

Electricity & Water bills included only. There is no gas to the building.

Council Tax is charged separately to the Landlord at a fixed rate of £60pcm

Available May 2025, for further enquiries please call on 01273 253000



ASTON VAUGHAN LTD | 7 ST GEORGES ROAD, BRIGHTON, EAST SUSSEX, BN2 1EB

Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.