



16 College Gardens, Worthing, BN11 4QQ  
£1,250 Per Calendar Month

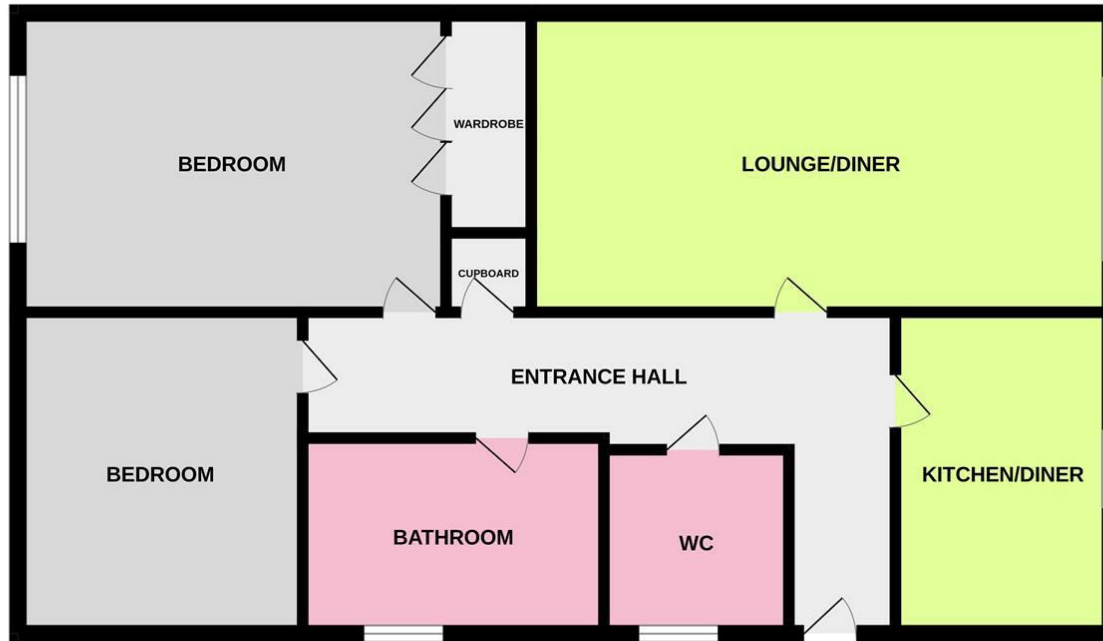


We are pleased to offer to let this two double bedroom ground floor apartment in popular College Gardens, Grand Avenue. The property is located within close proximity to local shops, bus routes, railway station and seafront. Accommodation comprises entrance hall, large lounge/diner with feature fire place, fitted kitchen with integrated electric hob and oven, space for washing machine and fridge/freezer. Two double bedrooms with built in wardrobe in the main, bathroom and separate 2nd w/c. Externally the property benefits from a well maintained communal garden. GCH. EPC rating C. Council Tax band B. Sorry no pets. Available mid May! Photos taken prior to current tenants.

- Good/quiet location
- Good sized rooms
- Separate toilet



GROUND 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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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 confirm their condition or working order.



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

01903 700854

lettings@baconandco.co.uk