



25 Hamilton Court, Nelson Road, Worthing, BN12 6EP
£1,200 Per Calendar Month

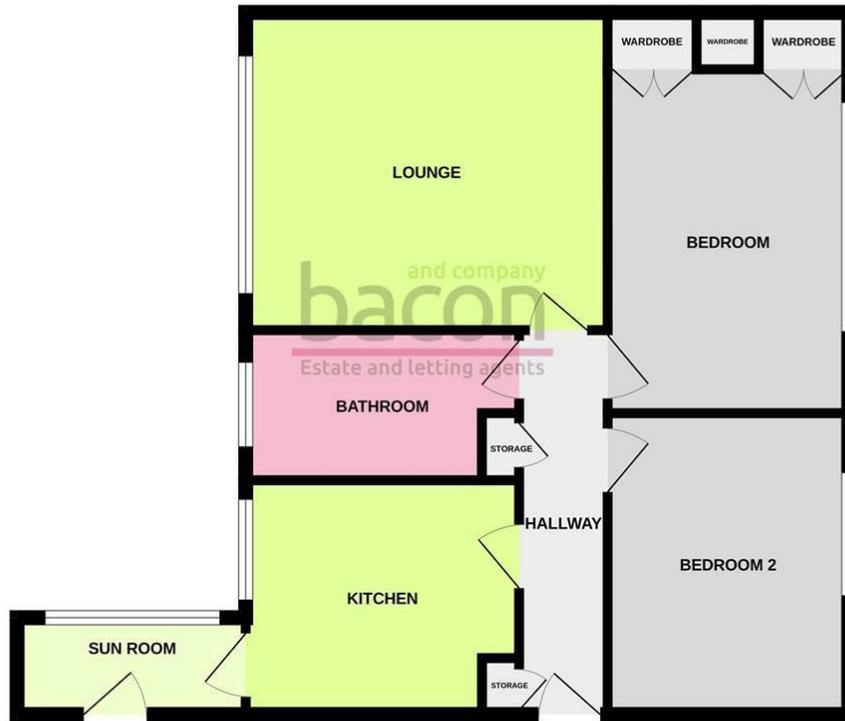


Well presented two bedroom first floor apartment located just a short distance from Durrington Station and local shops The property is light and airy, benefiting from its dual aspect. The kitchen offers a range of matching wall and base units, integrated gas hob and electric oven, space for washing machine and fridge/freezer. In addition, there is a utility area with lots of storage space and serves as an ideal deal spot for drying washing as there is a window for ventilation. The lounge has been tastefully painted with a feature wall (plenty of space for dining), master bedroom with built-in wardrobes, second, very well sized double. The bathroom is modern with bath and electric shower over, WC and basin. Vanity unit and mirror. Free-standing towel rail. The property has been painted throughout, newly fitted carpets and vinyl in kitchen and bathroom. Plenty of off-street parking on a first come first serve basis. Communal gardens. Available end of June. Photos taken prior to current tenants.

- Close to railway station
- Close to local shops
- Off-road parking
- Good size bedrooms



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 misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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