



F4 Francome House, Lancing, BN15 8RP
£1,300 Per Calendar Month

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Two bedroom first floor flat with superb sea views on the edge of Worthing. Ideal for bus transport links towards Worthing and Brighton, within easy reach of A27. Comes with garage! Decorated in white throughout, this property offers a large lounge/diner, master bedroom with plenty of built-in wardrobes, second good-sized double (may suit 2 x sharers), also with built-in wardrobe. The hallway also offers lots of storage with 2 x built-in double cupboards and 1 x double airing cupboard. Modern bathroom with white suite, heated towel radiator and double shower cubicle. Modern kitchen with matching range of wall and base units in cream, integrated ceramic hob and electric oven, space for free-standing fridge/freezer and washing machine. Small breakfast bar, also ideal for extra work-space. Entry phone system. Viewings highly recommended. **Water rates included** EPC C. Council Tax Band B. Available now.

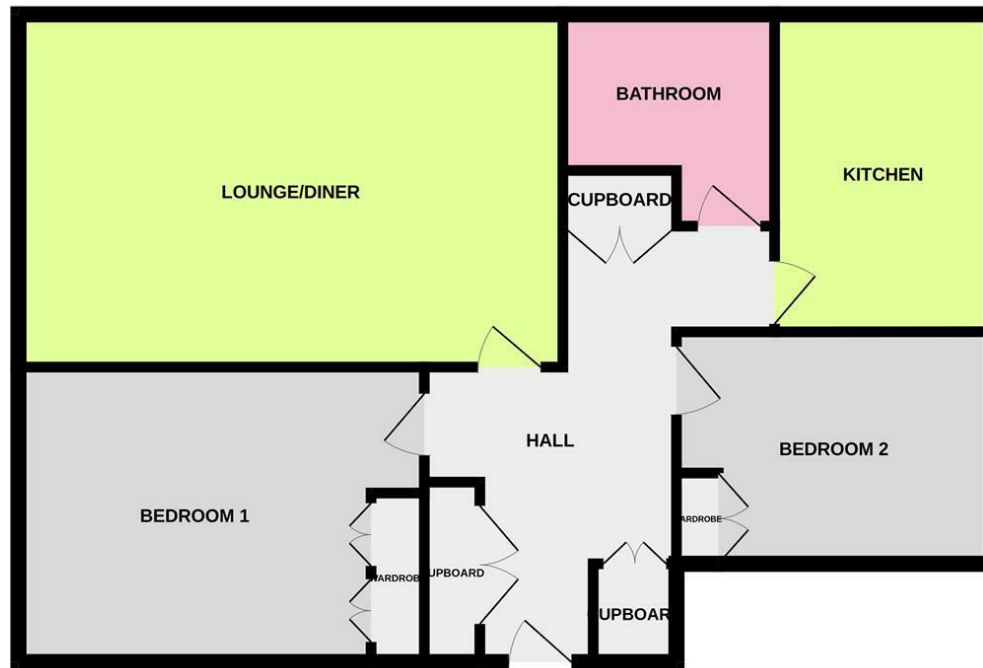
- Superb Sea Views
- Two Double Bedrooms with Built in Storage
- Garage in Compound
- Modern Kitchen
- Water Rates Included







FIRST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 confirm their condition or working order.



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