



86B Ham Road, Worthing, BN11 2QY
£975 Per Calendar Month



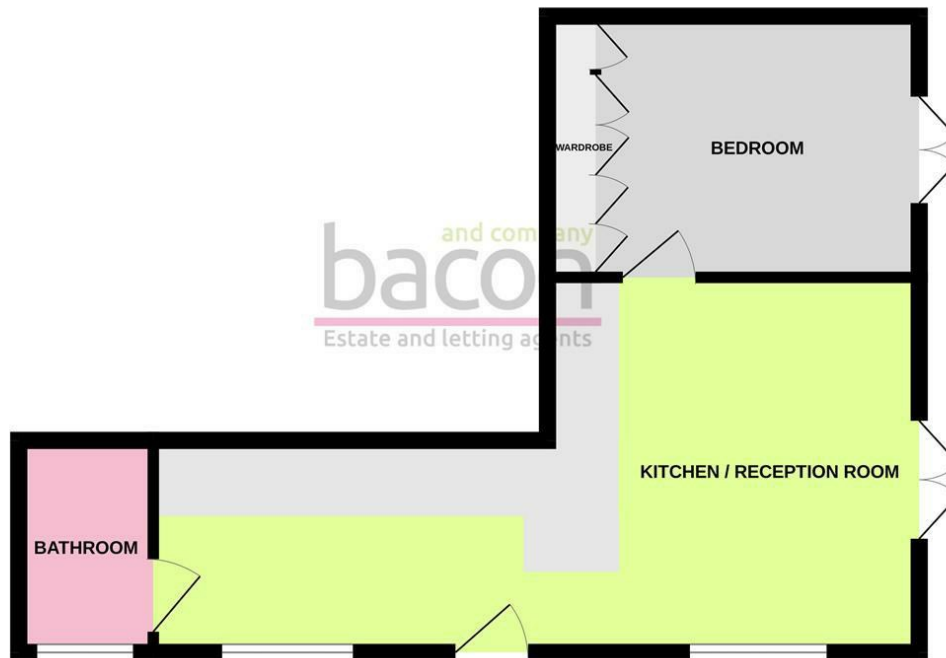
This one bedroom self contained ground floor flat is definitely on trend and has the benefit of its own maintenance free private garden. The flat had been redecorated throughout a year ago and has a superb modern open plan kitchen and lounge with LVT flooring plus integrated fridge/freezer, washing machine and oven. The double bedroom has mirrored wardrobe doors with luxury range of built in storage. From the bedroom there is also further access to the garden. The bathroom has a modern white suite with rainfall shower over the bath and two fully tiled walls. Additional benefits include gas central heating and double glazing. Situated close to local shops in Ham Road and with easy access to both the seafront and East Worthing railway station. Council Tax Band: A. EPC: C. Available mid June.

- Ground Floor Garden Flat
- Private Entrance
- Integrated Appliances
- Close to East Worthing Station





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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.



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk