



53A St Elmo Road, West Sussex, BN14 7EJ  
£800 Per Calendar Month

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SINGLE OCCUPANCY ONLY. We are delighted to offer this well-presented one-bedroom first-floor flat to let, ideally located just a short walk from West Worthing mainline railway station. The property is conveniently close to local shops, with Worthing town centre just a mile away. The flat features a bright studio-style living area with an open-plan kitchen, complete with matching base and wall units, an integrated electric oven and hob, fridge/freezer, and a washing machine. The modern bathroom includes a shower over the bath. Additional benefits include on-road parking. Council Tax Band: A. EPC Rating: D. Available from mid-May.

- First Floor Well Present Flat
- Fully Fitted Kitchen
- Modern Property
- Close to West Worthing Train Station



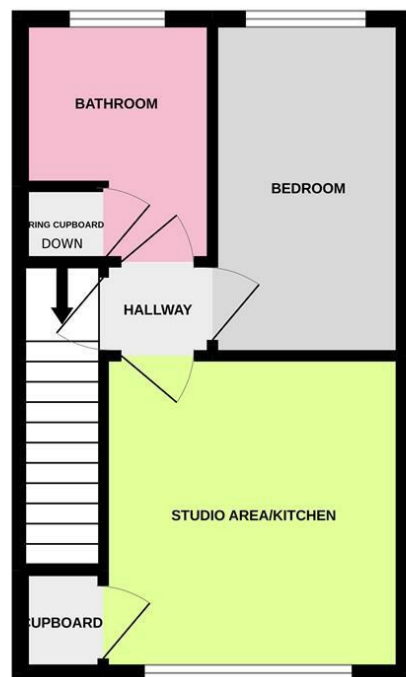




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FIRST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



baconandco.co.uk

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