



86a Ham Road, Worthing, BN11 2QY
£925 Per Calendar Month

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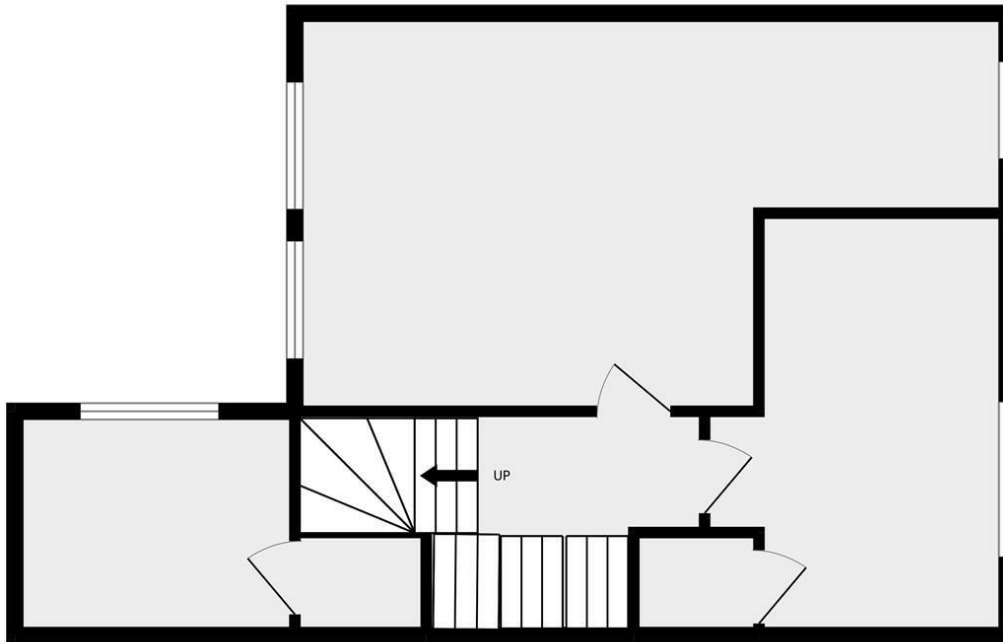


We are pleased to market this top floor, one bedroom flat, close to Worthing seafront and local amenities. just a short distance from East Worthing Station. Neutral decoration throughout, modern kitchen area with white gloss units, integrated gas hob and electric oven, spacious open-plan lounge area. Double bedroom and modern bathroom with corner bath, mixer shower tap. Central heating and double glazed windows through-out. Entry phone system. On street parking only. Available soon. Council tax band: A. EPC rating D.

- Close to East Worthing Train Station
- Well Presented Throughout
- Available Soon
- Gas Central Heating



GROUND FLOOR



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

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		
(55-68) D	61	62
(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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