



Broadwater Street East, Worthing, BN14 9AQ
£1,200 Per Calendar Month

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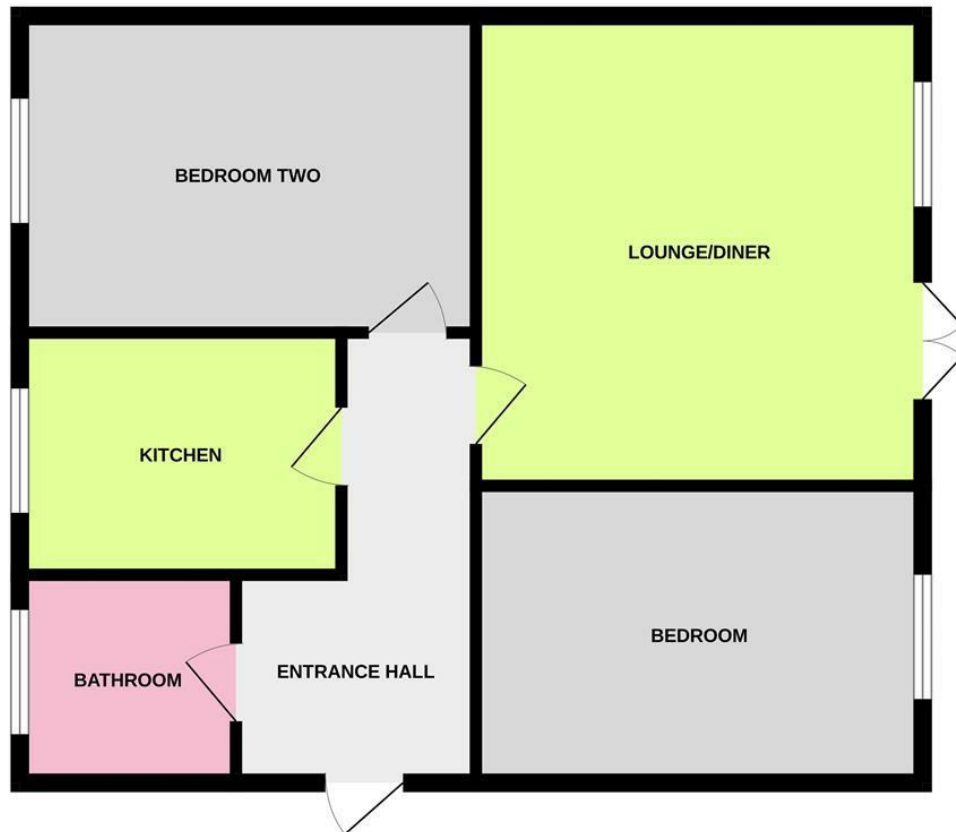


We are pleased to offer this spacious, ground floor, two bedroom flat to let. Within close proximity to local shops and cafés in Broadwater, it is also less than a mile to the town centre and Worthing train station. Modernised to a high standard the flat boasts a stylish kitchen with a range of matching base and wall units, integrated hob and oven, washing machine and space for fridge/freezer. Both bedrooms are good-sized doubles. Modern bathroom with shower over bath. In the lounge there is a large window that allows lots of light, as well as a door leading directly onto a secluded area of the communal garden. Gas central heating. Off-road parking on a first come first served basis. Council Tax band B. EPC rating C. Please note photos were taken prior to current tenants. Available early - mid August.

- Great Location
- Good Sized Double Bedrooms
- Modern Property
- Off Road Parking




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	71	74
(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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