



18 Toronto Close, Worthing, BN13 2TD  
£1,025 Per Calendar Month

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**\*\*WILL BE REDECORATED\*\*** We are delighted to offer this well-presented ground floor flat, ideally positioned in a quiet residential area of Worthing, close to local amenities, bus routes, and with easy access to the A27. The property comprises a bright and spacious living room, a modern fitted kitchen offering ample storage and workspace, an integrated gas hob and electric oven, integrated dishwasher and washing machine, space for a freestanding fridge/freezer. There is also a well-proportioned double bedroom and a contemporary bathroom fitted with a white suite and shower over bath. Further benefits include gas central heating, double glazing throughout, private entrance and a private rear garden. Available Now. EPC Rating: C. Council Tax Band: B. Pets considered!

- Well-presented ground floor flat
- Modern fitted kitchen
- Good-sized double bedroom
- Private rear garden
- Private entrance
- Gas central heating
- Double Glazing
- Available Now



**Enclosed Entrance Porch**

1.35 x 0.97 (4'5" x 3'2")

**Lounge / Dining Room**

5.16 x 3.43 (16'11" x 11'3")

**Kitchen**

4.06 x 1.65 (13'3" x 5'4")

**Inner Hall**

2.77 x 0.86 (9'1" x 2'9")

**Double Bedroom**

3.66 x 2.82 (12'0" x 9'3")

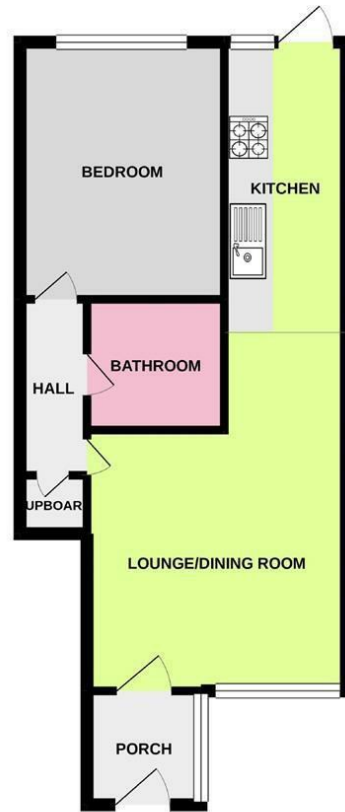
**Bathroom/W.C**

1.85 x 1.80 (6'0" x 5'10")

**Private Rear Garden**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>                            | <b>75</b>                  | <b>76</b> |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>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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