



GFF 10 Eton Road, Worthing, BN11 4RA
£1,350 Per Calendar Month

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This well presented ground floor two bedroom flat, with large private rear garden, is available to let from mid December! Situated in West Worthing, this property is a short distance to the mainline railway station, as well as local shops. Worthing Town Centre is also accessible, approximately 1.5 miles away. The main bedroom is very spacious with a feature fireplace, grey, wood effect laminate flooring and a large bay window allowing plenty of light. The second, double bedroom is also a good size with dual aspect windows and wood effect laminate. The lounge/dining area also has hard flooring and is adjacent to the modern kitchen, boasting a range of dark blue wall and base units, light stone effect worktops, integrated electric oven and hob, extractor fan and fridge/freezer available and stylish, brick (painted) feature wall. Plenty of additional space-saving shelving. The bathroom has a white suite with thermostatic shower over the P-shaped bath, WC, basin and LED mirror. Washing machine available. Part-tiled walls with matching flooring in a mocha shade of brown vinyl. Externally is a large garden with side access. Part laid to lawn, part patio area, raised flower beds with decorative shrubs. Gas central heating with Hive thermostat. Understairs cupboard. Council Tax Epc D

- Popular West Worthing Location
- Ground Floor
- Private Rear Garden
- Two Bedrooms





Communal Entrance

Entrance Hall

Lounge

3.73m x 3.43m (12'3 x 11'3)

Kitchen

3.43m x 2.18m (11'3 x 7'2)

Bathroom/wc

Bedroom One

4.65m x 3.78m (15'3 x 12'5)

Bedroom Two

3.91m x 3.15m (12'10 x 10'4)

Outside

Private Rear Garden

Council Tax Band

Council tax band: Band B



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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		73
(55-68) D	59	
(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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