



30 Offington Lane, Worthing, BN14 9RT  
£925 Per Calendar Month

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Situated in the highly sought-after Offington area of Worthing, this well-presented one-bedroom flat is available now to let. Located on the second floor of a well-maintained block, the property offers bright and welcoming accommodation throughout. The living room is neutrally decorated and carpeted. The fitted kitchen offers ample storage and worktop space, complete with an electric oven and hob, and room for a washing machine, upright fridge freezer, and one additional appliance. The bathroom features a white suite with bath and shower over, along with a heated towel rail. The bedroom is well-proportioned, easily accommodating a double bed with a built in storage cupboard. Externally, residents benefit from one allocated parking space, with additional on-street parking available nearby. Sheen Court enjoys a convenient location close to local shops, cafés, and transport links, with easy access to the A24 and A27, and just a short drive from Worthing town centre and the seafront. Council Tax Band: B. EPC Rating: E. Available: Now.

- Well-presented one-bedroom flat
- Located in the desirable Offington area of Worthing
- Well-maintained block
- White bathroom suite with bath, shower over & heated towel rail
- One allocated parking space
- Close to shops, cafés & transport links
- Easy access to A24, A27, Worthing town centre & seafront
- Available Now

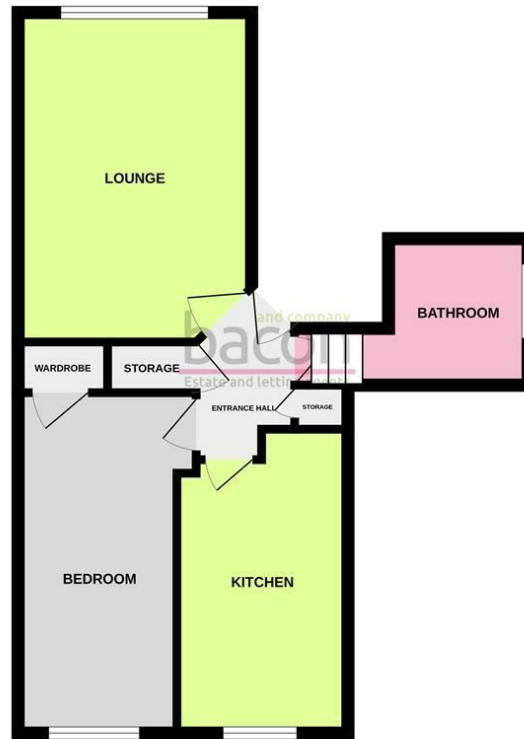








SECOND FLOOR



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>                            |                            | <b>61</b> |
| (39-54) <b>E</b>                            | <b>41</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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