



Howard Street, Worthing, BN11 4EN
£1,500 Per Calendar Month

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We are delighted to present this beautifully renovated two-bedroom home in the heart of Worthing. Located on Howard Street, this property has been fully modernised. The property features bright and spacious living areas, a brand-new contemporary kitchen, two generous double bedrooms, and a modern bathroom. Ideal for a small family or professional couple, it is conveniently situated within easy reach of local shops, schools, and excellent transport links. Worthing mainline station is less than half a mile away, providing direct connections to Brighton, London, and Gatwick. Additional benefits include gas central heating, double-glazed windows, and solar panels. Available NOW, this property is must-see! Council Tax Band B and EPC Rating C.

- Fully renovated two-bedroom period cottage in the heart of Worthing
- Brand-new contemporary kitchen
- Modern new bathroom
- Two generous double bedrooms
- Close to local shops, schools, and amenities
- Gas central heating and double-glazed windows
- Solar panels
- Private rear garden
- Available now | Council Tax Band B | EPC Rating C





Lounge

3.66m x 3.66m (12'38 x 12'78)

Textured ceiling with two pendant light fittings. South aspect double glazed window. Fitted cupboard housing utility meters. Fireplace with wood burner. Wood-effect laminate flooring. Open archway leading through to:

Dining Room

3.66m x 3.35m (12'38 x 11'96)

Textured ceiling with single pendant light. Stairs to the first floor with under-stair storage cupboard. North aspect double glazed window. Gas central heating radiator. Wood-effect laminate flooring. Door leading to:

Kitchen

2.13m x 4.37m (7'74 x 14'4)

Level ceiling with spotlights. Roll top work



surfaces and shaker-style kitchen units with a range of cupboards and drawers. Part-tiled splashback. Stainless steel single drainer sink unit with mixer tap. Fitted electric oven. Electric hob with extractor hood above. Space and plumbing for a dishwasher, freestanding washing machine, and space for upright fridge freezer. Wall-mounted boiler. North and east aspect windows. Herringbone-style vinyl flooring. Door providing access to the rear garden.

Bedroom 1

Carpeted floor, radiator, various power points, double glazed South aspect window.

Bedroom 2

Carpeted floor, radiator, various power points, double glazed North aspect window.



Bathroom

White suite comprising panel bath with Victorian style taps and low level tile surround. Separate walk in shower with tiled surround, glazed shower screen with wall mounted controls and rainfall shower over. Close coupled WC. Victorian style pedestal wash hand basin with matching taps. Electric towel radiator. Recessed shelved storage cupboard. Double glazed window.

Outside

Front Garden

Formal wall to front. Block paved for ease and maintenance.

Rear Garden

North-facing rear garden with walled boundaries. Combination of block-paved areas and shingle. Mature shrubs. Shed included.





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	79	
(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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