



80 Rusper Road South, Worthing, BN13 1LP
£1,695 Per Calendar Month

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We are pleased to offer this delightful detached house located on Rusper Road South, Tarring., which is well situated for school catchment areas. The property boasts a well-designed layout that is ideal for families. Upon entering you are welcomed into a spacious reception room that flows into an open-plan dining area. The kitchen features wall and base units an integrated electric oven, gas hob, and overhead extractor. It also includes an undercounter integrated fridge, washing machine, dishwasher, and undercounter freezer. A conservatory with heating and modern tiling can be accessed from the dining area. On the first floor, the property offers three well-sized bedrooms, including two generous doubles and a single, each with built-in double wardrobes. The family bathroom is well-presented, complete with a shower over the bath. The house further benefits from a garage, off-road parking for 2 vehicles, and a fully paved rear garden. The house is served by full gas central heating. Council Tax D. EPC C.

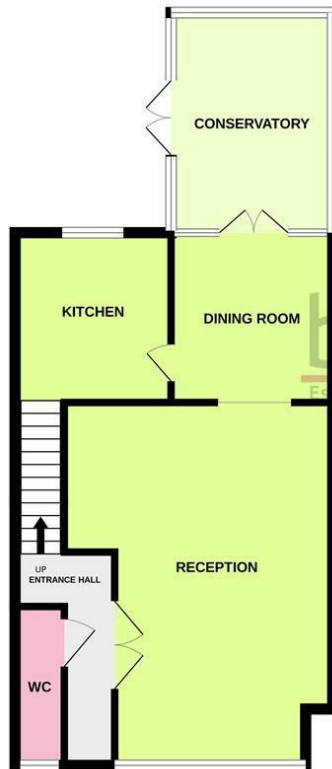
- Three Bedroom Detached House
- Favoured Catchment Area
- Neutral decoration
- Off road parking and garage
- Fitted Kitchen with Appliances
- Gas CH and Double Glazing



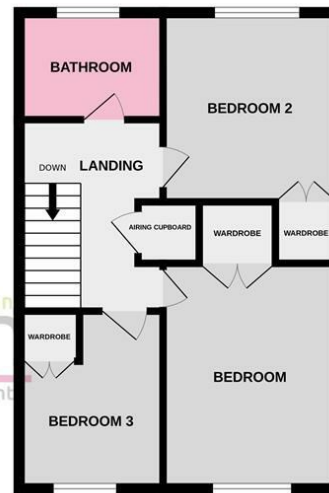




GROUND FLOOR



1ST 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	69	
(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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