



3a Rugby Road, Worthing, BN11 4PT

Per Month £1,850 Per Month

A three bedroom recently renovated apartment located within this sought after address. The bright and spacious accommodation comprises open plan fully fitted lounge/kitchen, three double bedrooms one with an en-suite shower room and a family bathroom. Having a beautiful landscaped rear garden, enclosed patio area and off street parking for one vehicle. Available now! Council tax band A.



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Own street entrance

Private gate from the road leading to front door:

Entrance hall

Radiator, wood flooring and ceiling spot lighting.

Bedroom 1

11'8" x 10'9" (3.56m x 3.28m)

Radiator, double glazed sash window to side overlooking rear garden.

En suite shower room

Fitted shower cubicle with mains shower, vanity sink unit with cupboard under, low level wc, heated towel rail and tiled surround.

Bedroom 2

11'8" x 7'8" (3.56m x 2.34m)

Radiator, double glazed window and inset ceiling spot lighting.

Main bathroom

12' x 6'1" (3.66m x 1.85m)

White suite comprising paneled bath with mains shower over, vanity sink unit with cupboard under, low level wc, double glazed sash window and a fully tiled surround.

Bedroom 3

10'1" x 9'6" (3.07m x 2.90m)

Radiator, double glazed sash window to side with inset ceiling spot lighting.

Open plan lounge/kitchen

18' into bay x 20'2" (5.49m into bay x 6.15m)

Kitchen: A range of modern wall and base units with work surfaces incorporating a one and a half bowl sink unit with cupboard under. Built in four burner electric hob with extractor fan over, integrated dishwasher, fridge/freezer and washing machine. Tilled splash back and ceiling spot lighting.

Lounge: Double glazed sash windows to bay, two radiators, double glazed doors leading to an enclosed patio and inset ceiling spot lighting.

Enclose patio

Being paved and being of a westerly aspect.

Rear garden

A pretty landscaped rear garden with raised flower borders and artificial grass with private gate to road.

Off street parkin

Off street parking for one vehicle.

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

Agents note

Remainder of a 999 year lease

Maintenance on an as and when basis

Building insurance approximately £500 per annum

