

**70A Brighton Road, West Sussex
Worthing, BN112EN
Tel: letting@sprattandson
01903234343
www.psandb.co.uk**



Acacia Avenue, West Sussex, BN13 2HP £1,600 PCM

Spratt and Son's letting department are delighted to offer this three bedroom bungalow in the sought after area of Lower Salvington. Walking distance of local shops, school and yet within easy reach of Worthing Town Centre with all amenities. The property benefits from gas fired central heating, double glazing, driveway, front and rear garden and garage.

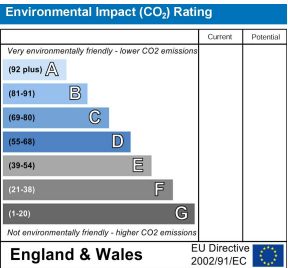
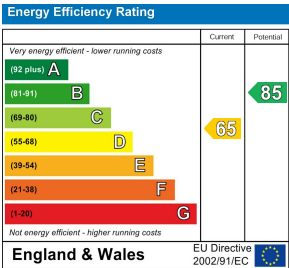
ACCOMMODATION

The accommodation with approximate room measurements comprise:

Entrance hall
Lounge 13'4 x 12'9
Kitchen 9'9 x 9'8
Main Bedroom 13'5 x 9'8
Second Bedroom 11'9 x 10
Third Bedroom 9'4 x 7'9
Bathroom
Front & Rear gardens







VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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