



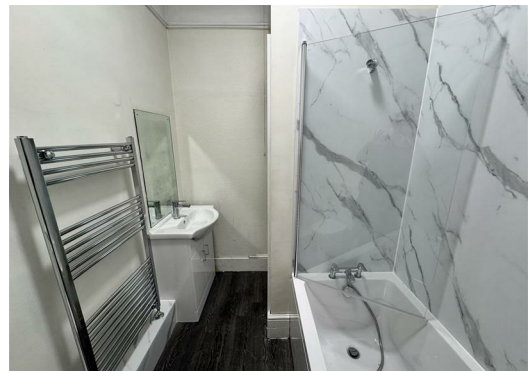
## Cambridge Road, Worthing, BN11 1XD £995

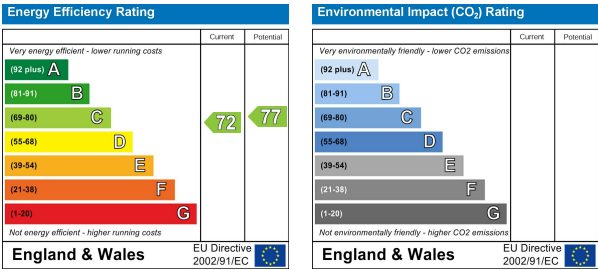
A beautifully presented and recently redecorated one-bedroom first-floor flat, featuring new floor coverings throughout. Ideally situated between Worthing mainline railway station and the town centre, the property provides excellent convenience for commuters and easy access to local amenities. Benefits include gas-fired central heating, double glazing, new modern bathroom, and use of a private rear garden.

The accommodation comprises:

Entrance hallway  
Bedroom  
Bathroom with shower over bath  
Bright south facing spacious lounge







**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

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