

Flat 3, 10 | Queens Road | Worthing | West Sussex | BN11 3LX



- Spacious One Bedroom First Floor Flat
- EPC: E | Council Tax: A | Deposit: £1,125
- Available Immediately
- Great Location with proximity to local shops
- Newly fitted Kitchen



Description

A converted one bedroom first floor flat close to the seafront and within walking distance to the town centre. The property comprises of: Lounge with feature bay windows with sea glimpses, recently re-fitted kitchen and a double Bedroom with ensuite shower room. The property is within close proximity of local shops, school catchment, various public transport links and access to Marine Parade.

Stairs to first floor Entrance Lobby: shelved storage cupboard.

Kitchen: 9'01" x 4'11" Light room with recently refitted kitchen units with NEUE Oven and Induction Hob. Plumbing for Washing Machine

Lounge: 16'01" x 13'04" bright room with sea glimpses from the Bay Window. 1 Night Storage Heater and 1 Wall heater. Small Feature Fire Surround.

Bedroom: 13'02" x12'09" Max – Electric Wall Heater.

Ensuite Shower Room: Triton Electric Shower. Extractor Fan , Pedestal Wash Basin and W.C.

Directions

What Three Words: https://w3w.co/margin.modest.future

Information

- 1. Outgoings: The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
- 2. Council Tax: The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band A.
- 3. Services: Mains water & electricity are connected. Electric heating.
- Photos & particular prepared: November 2025 (ref DZ)



6. N.B Under the terms of the Estate Agents Act 1979, we declare that the Landlord of this property is an employee of H J Burt

Viewing

An internal inspection is strictly by appointment with: H.J. BURT Lettings Department 01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



5. Property Reference: HJB03280























IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.