

Lettings



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

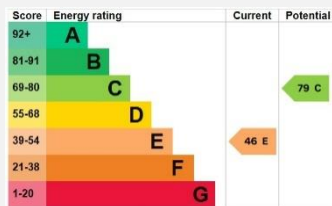
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £975 - Per calendar month - Unfurnished



- 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

- Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
- 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.
- Services:** Mains water & electricity are connected. Electric heating.
- Photos & particular prepared:** November 2025 (ref DZ)

- Property Reference: HJB03280
- 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

