



## Hayling Rise, Worthing



Per Month  
£1,695 Per Month

- DELIGHTFUL THREE BEDROOM DETACHED BUNGALOW
- REAR GARDEN AND FORMAL FRONT GARDEN DRIVE AND GARAGE
- FITTED WARDROBES
- GAS CENTRAL HEATING
- HIGHLY POPULAR LOCATION
- PROPERTY WILL BE REDECORATED IN NEUTRAL TONES THROUGHOUT PRIOR TO NEW TENANTS MOVING IN.
- BESPOKE FITTED WARDROBES AND STORAGE
- LARGE WHOLE WIDTH OF HOUSE CONSERVATORY WITH GARDEN VIEWS
- LOFT STORAGE
- AVAILABLE FOR OCCUPATION IN AUGUST 2024

Robert Luff & Co are delighted to offer for rent a charming three-bedroom detached bungalow located on a highly desirable residential road in High Salvington, Worthing. This property boasts a variety of appealing features that make it an ideal choice for comfortable living.

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The exterior features a spacious driveway, a formal front garden, and a garage, enhancing both functionality and curb appeal. The delightful rear garden provides a serene and private outdoor space, perfect for gardening, entertaining, or relaxation.

Inside, the bungalow offers three well-proportioned bedrooms, a reception room, and a modern fitted kitchen. The large walk-in shower room adds a touch of luxury, while the conservatory spanning the entire width of the house provides a bright and airy additional living area with lovely garden views.

Early viewing is considered essential to appreciate the full potential of this property. For more details or to arrange a viewing, please contact Robert Luff & Co.

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Robert  
Luff & Co  
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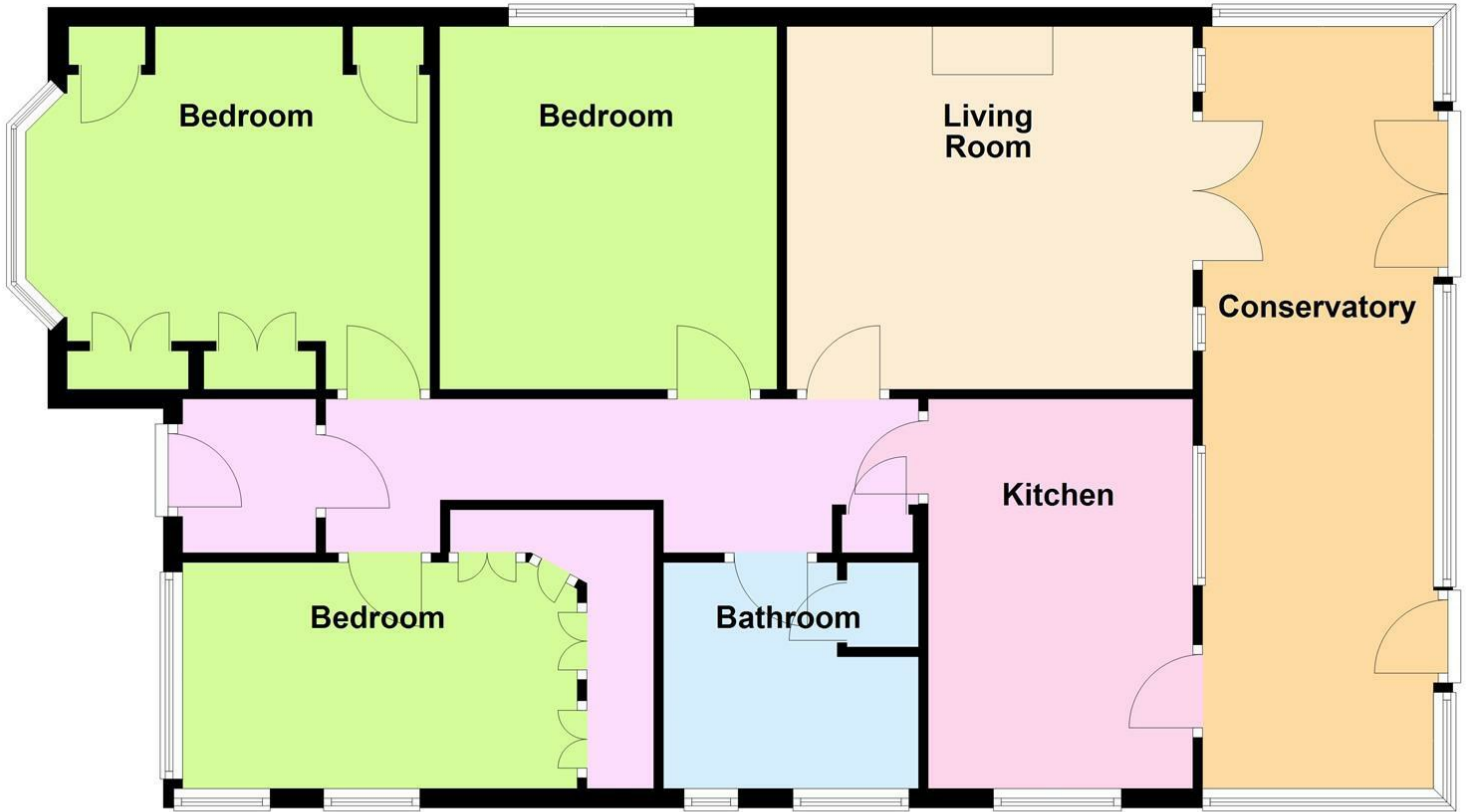


## Accommodation



### Floor Plan

Approx. 107.8 sq. metres (1160.4 sq. feet)



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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