



St Andrews Gardens, Church Road, Worthing

£1,300 PCM

Nestled in the charming St Andrews Gardens on Church Road, Worthing, this delightful flat offers a perfect blend of comfort and convenience. Having recently been freshly decorated, the property boasts a welcoming atmosphere that is sure to appeal to prospective tenants.

This spacious two-bedroom flat features a well-appointed reception room, providing an ideal space for relaxation or entertaining guests. The bedrooms are generously sized, ensuring ample room for personal belongings and a restful night's sleep. The bathroom is functional and well-maintained, catering to the needs of modern living with facilities of separate Bath & Shower.

One of the standout features of this property is the access to a garage, providing secure parking and additional storage options. The flat's location is particularly advantageous, as it is situated close to local parks and shops, making it easy to enjoy the outdoors, as well as near by train station and access everyday amenities.



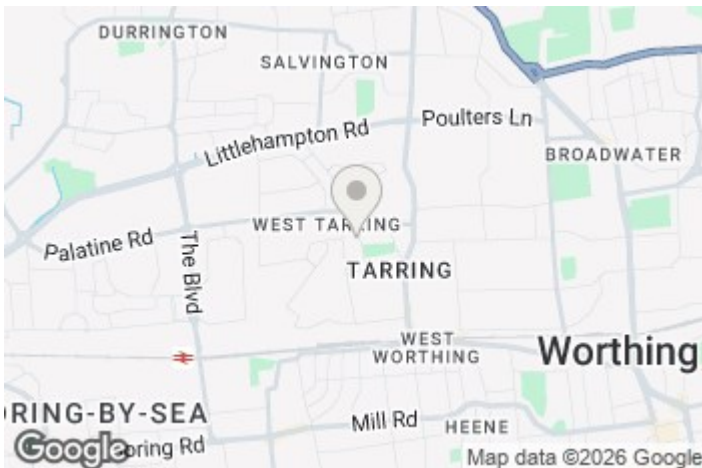
Council Tax Band: B

- Quiet Residential Area
- Spacious Living room
- Family Bathroom
- Access to private Garage

- Two Double Bedrooms with fitted wadrobes
- Modern Kitchen/Breakfast Room
- EPC Rating D
- Tax Band B



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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