



Warwick Place, Worthing, West Sussex BN11 3EU £1,700 PCM

A beautifully presented Grade II Listed terraced cottage offering two spacious double bedrooms, recently REDECORATED THROUGHOUT in neutral tones to provide a fresh and inviting canvas for future tenants. Situated in one of Worthing's most sought-after central locations, this charming home is just moments from the seafront and the vibrant town centre, with easy access to Splashpoint Leisure Centre, Denton Gardens, Beach House Park, and Steyne Gardens.

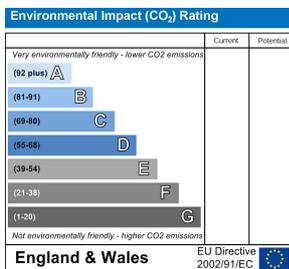
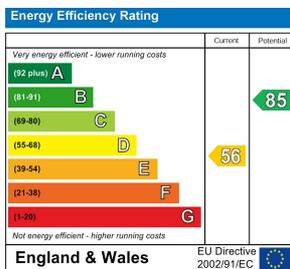
The ground floor features a BRIGHT AND AIRY through lounge/dining area, enhanced by character alcoves and shelving, creating a versatile space for living and entertaining. A stable-style door opens onto a generous rear garden, complete with patio and mature trees, which will be tidied and refreshed during the summer months. The modernised kitchen is well-equipped with an electric oven, hob, washing machine, and ample storage, with a fridge conveniently located in the dining area. Beyond the kitchen lies a contemporary shower room, comprising a large shower cubicle, WC, and wash basin.

Upstairs, the first floor offers two substantial double bedrooms, positioned to the front and rear of the property, both benefiting from large sash windows that flood the rooms with natural light. The

- Offered unfurnished and available immediately.
- Tenancy Length - Long Term
- Parking Zone - C (with the bonus of off-road parking for one car)
- Holding Deposit - £392.00
- Council Tax Band - C
- Security Deposit - £1,961.00
- EPC - D







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, BN11 2EN
Tel: letting@sprattandson
01903234343
www.psandb.co.uk