



15 Hertford Road, Worthing, BN11 1HX
£680 Per Month

and company
bacon
Estate and letting agents



We are delighted to offer one room to rent in this completely refurbished shared house, ideally located just a short distance from local shops, the train station, and Worthing Hospital. The property features a fully fitted, modern kitchen with anthracite handleless units, a dishwasher, washing machine, two integrated ovens, and two integrated hobs, along with a large American-style fridge/freezer. There are three bathrooms within the property (two shower rooms and one bathroom) as well as three separate toilets, providing plenty of facilities for the household. The communal kitchen and living area offers a comfortable space for both dining and relaxing. All rooms include ALL bills and Wi-Fi. The property also benefits from rear access to a courtyard area. Viewings available now. Sorry, no double occupancy and not suitable for pets. On-street parking available. No garage. Please note photos were taken prior to the previous tenants.

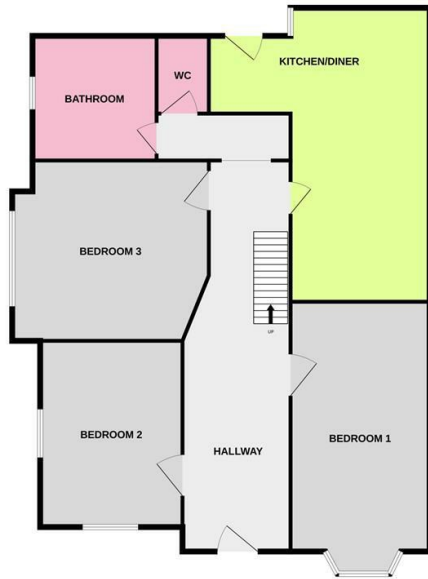
- Available Now
- All Bills Included
- Central Worthing
- Close to Train Station
- Close to Worthing Hospital



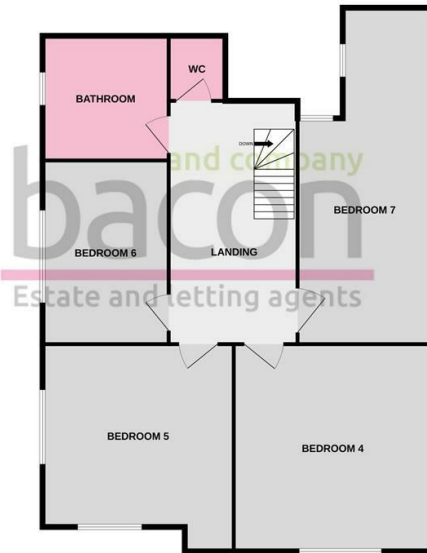




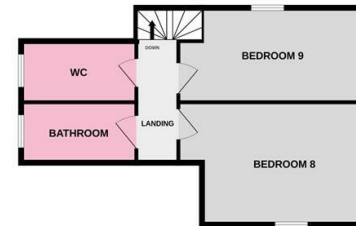
GROUND FLOOR
 2123 sq.ft. (197.2 sq.m.) approx.



1ST FLOOR
 1953 sq.ft. (181.5 sq.m.) approx.



2ND FLOOR
 612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 4688 sq.ft. (435.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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