



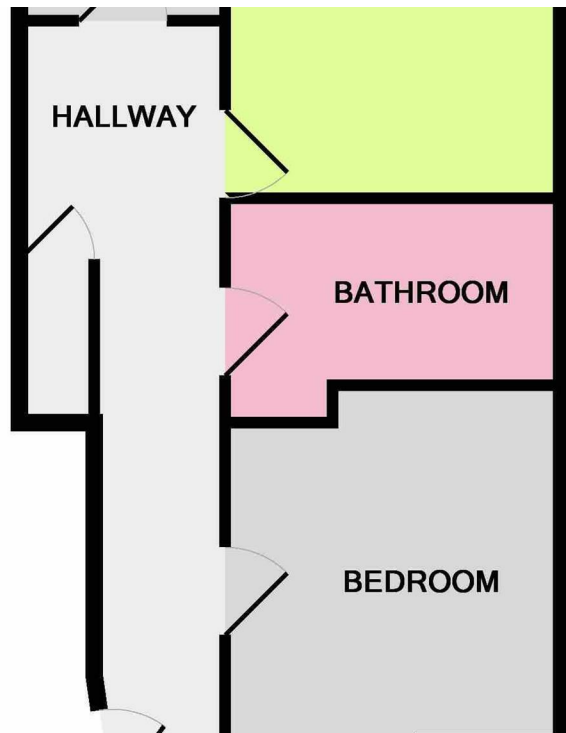
125 Brighton Road, Worthing, BN11 2ES
£1,320 Per Calendar Month

bacon and company
Estate and letting agents



Rental includes Wi-Fi. Converted first floor two bedroom apartment (part-furnished) with SOUTH facing sun balcony and views towards the sea. Located adjacent to Worthing seafront and walking distance of Worthing Town Centre. The accommodation briefly comprises: entrance hall, delightful 19' south facing lounge with feature marble fireplace, modern kitchen with integrated electric oven and gas hob, space for washing machine and under-counter fridge, two bedrooms, modern fitted bathroom/wc and second separate wc. Original features include high ceilings, sash windows and high level skirting boards. Benefits include: security entrance phone and gas fired central heating. Available end of early November however could be available from October upon negotiation. Photos were taken prior to current tenants.

- Wi-Fi included in the rent
- South-facing sun balcony with sea views
- Just moments from Worthing seafront
- Walking distance to Worthing town centre
- Two-bedroom first-floor apartment
- Bathroom plus separate WC
- Character features
- Available early November (possible October move-in by negotiation)



COMMUNAL ENTRANCE HALL

Stairs leading up to:

FIRST FLOOR

Split level landing. Radiator. Security entry phone. Two built-in storage cupboards.

SOUTH FACING LOUNGE/DINER

5.79 x 3.81 (19'0" x 12'6")

Floor to ceiling sash bay windows having sea views. Radiator. Feature marble fireplace with wrought iron inset and tiled hearth. TV point. Telephone point. High level skirting. Picture rail. Cornice ceiling. Access to balcony.

SOUTH FACING BALCONY

Enclosed by iron railing and providing sea views.

KITCHEN

2.67 x 2.01 (8'9" x 6'7")

Part tiled walls. Roll top laminate working surfaces with inset 1 1/2 bowl single drainer sink unit and cupboards under. Matching wall mounted double unit. For ring gas cooker. Washing machine. Wall mounted 'Worcester' combination boiler. Sash window. Radiator.

BEDROOM 1

3.38 x 2.77 (11'1" x 9'1")

Sash window. Radiator. Feature cast iron fireplace with wood surround. High level skirting. Picture rail

BEDROOM 2

3.28 x 1.63 (10'9" x 5'4")

Floor to ceiling sash window with sea views. Radiator. Picture rail.

MODERN BATHROOM

Part tiled walls. Modern white suite comprising of 'p' shaped bath with glazed screen and independent shower unit. Vanity unit with wash hand basin and cupboard below. Low level wc. Heated towel rail/radiator. Picture rail.

SEPERATE WC

Low level wc. Heated towel rail/radiator. Sash window.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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