



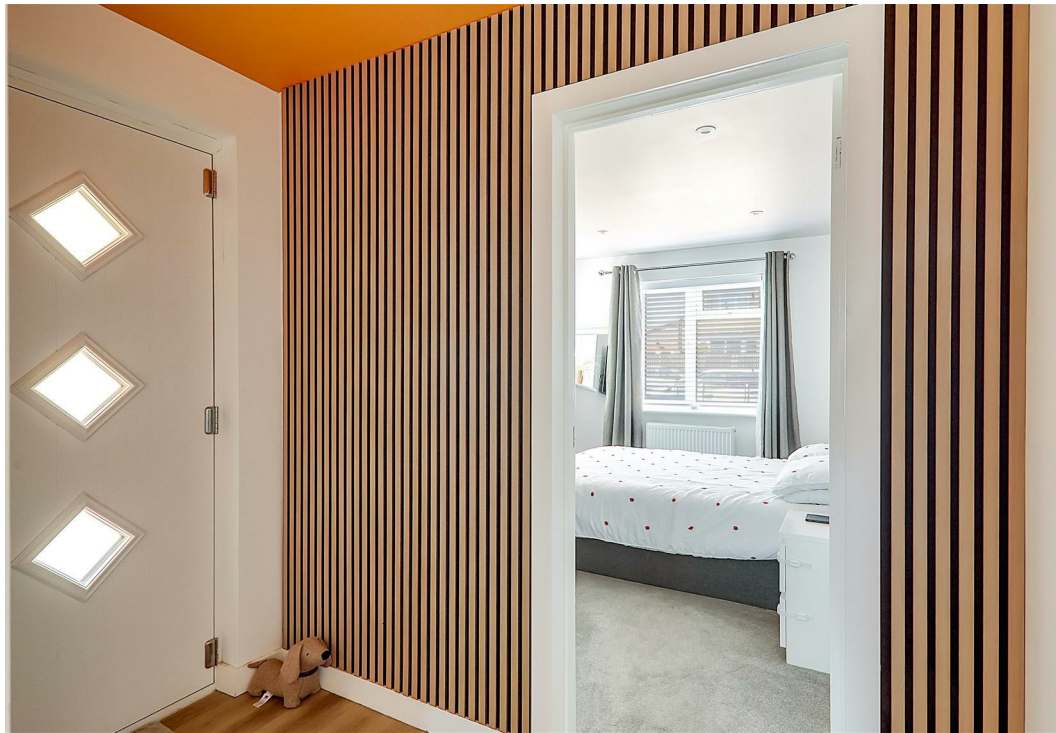
47B Bruce Avenue, Worthing, BN11 5LA
£1,350 Per Month

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We are pleased to offer this two bedroom purpose built, ground floor flat with private front and rear garden in this popular location of West Worthing. Briefly the accommodation comprises: entrance hall, lounge/diner, two double bedrooms, kitchen, bathroom/wc. Externally there are front and rear gardens which are private and are paved for ease and maintenance. Further benefits include double glazing and gas central heating. Available from 3rd September 2026. EPC rating C. Council Tax Band B.

- Popular West Worthing Location
- Two Double Bedrooms
- Ground Floor Flat
- Private Entrance
- Private Front and Rear Garden
- Double Glazing
- Gas Central Heating
- Close to local Shops and Ammenties
- Available NOW





Private entrance with composite double glazed door to:

Entrance Hall

Two recessed storage cupboards. Radiator. LVT flooring. Inset ceiling spotlighting. Doors to all rooms.

Lounge/Diner

Double glazed window to front. Radiator. LVT flooring. Inset ceiling spotlighting.

Kitchen

Square edge work surface having inset single draining 'Quartz' composite sink having swan neck mixer tap and draining board. Fitted fan oven. Four ring induction hob. Integrated washing machine and fridge/freezer. Tiled splash back. Matching range of cupboards, drawers and eye level wall units. Double glazed



French doors leading to Rear Garden. Inset ceiling spotlighting.

Bedroom

Double glazed window overlooking rear garden. Radiator. Inset ceiling spotlighting.

Bedroom

Dual aspect. Two double glazed windows, one to front and one to side. Radiator. Inset ceiling spotlighting.

Bathroom/wc

White suite comprising paneled P shaped bath with mixer tap, glazed shower screen and overhead rainfall shower with wall mounted controls. Vanity unit with wash hand basin, mixer tap and cupboards below. Concealed cistern wc. Ladder style towel radiator. LVT flooring. Two double glazed window. Wall mounted



mirror with heated screen, bluetooth and LED light. Inset ceiling spotlighting. Cupboard housing wall mounted 'Worcester' combination boiler supplying gas central heating and hot water.

Outside

Private Rear Garden

Majority being paved for ease and maintenance. Borders of bark and small shrubs. Six foot fence surround with side gate. Outside water tap. Outside electrical socket.

Private Front Garden

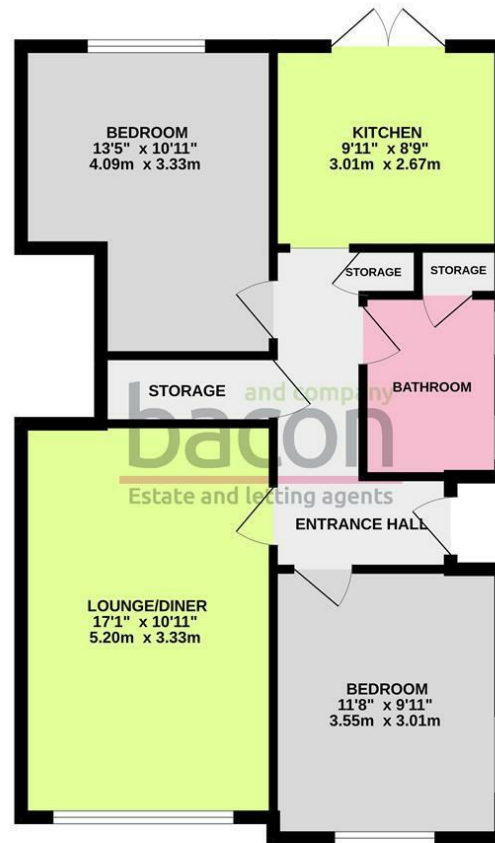
Majority being paved for ease and maintenance. Formal wall to front. Outside electrical socket.

Agent Note

Under the estate agents act 1979 section 22 we advise you that there is a connection on this property between the landlord and Bacon and Company estate agents.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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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