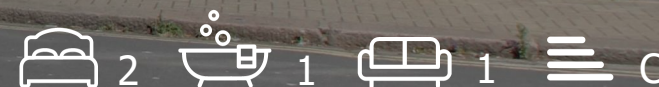


Homeguard House 34 Thorn Road

, Worthing, BN11 3ND

£1,300 Per month

Council Tax Band A





A well presented GROUND FLOOR GARDEN FLAT situated within WORTHING TOWN CENTRE, moments from WORTHING SEAFRONT

The accommodation in brief comprises of entrance hall, two bedrooms, modern fitted shower room, open plan lounge kitchen with integrated appliances. There are bi folding doors opening onto PRIVATE REAR GARDEN laid to artificial lawn with raised beds, seating area and storage cupboard with space for a couple of bicycles.

Further benefits include gas central heating and double glazing throughout.

Located in Thorn Road, set just back from the promenade with local shopping facilities nearby in Worthing town centre and being well positioned for public transport.



## ENTRANCE

Entrance Hall

Bedroom

10'4" x 9'9" (3.15m x 2.97m)

Bedroom

10' x 8' (3.05m x 2.44m)

Kitchen/ Lounge

20'0" x 11'5" (6.10m x 3.48m)

Shower Room

## OUTSIDE

Private Rear Garden

## AGENTS NOTE







Floor Plan



Viewing

Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

