

**£1,300**

**12 St. Matthews Road**  
Worthing, BN11 4AU

## PROPERTY SUMMARY

We are delighted to present to the rental market this fantastically presented 1st floor 2 bedroom flat.

In brief the property comprises 2 great sized double bedrooms, fantastic well lit over 16ft south facing lounge, Modern bathroom and kitchen. All with Stylish decor which is a blend of original features and modern decor. Gas fired Central heating.

Located opposite a popular field and park, great bus links and a short walk from town centre and mainline train station.

£39,000 p/a required for referencing purposes

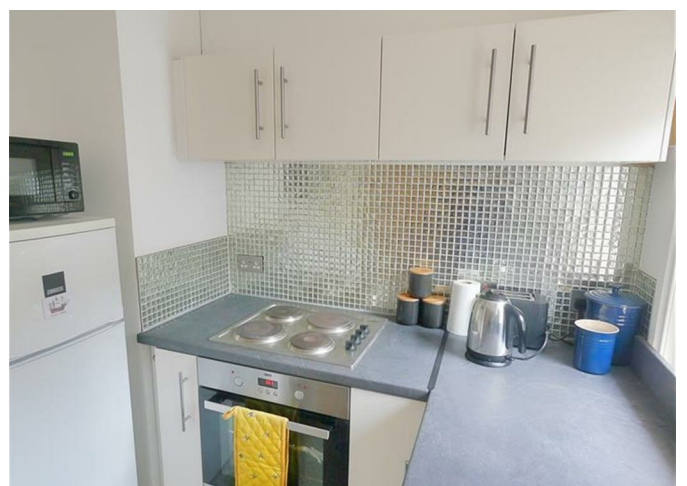
2



1



1







2

1

1

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-90) C                                   |                         |           |
| (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 |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the

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