



62 Brighton Road, Worthing, BN11 2FL  
£2,200 Per Calendar Month





This stunning ground floor apartment forms part of the highly sought after Bayside Development, built by Roffey Homes and just a few steps away from the seafront. Offering extremely well appointed accommodation with full use of a private swimming pool (looking straight out to the beach) , gym, sauna and steam room facilities along with a useful concierge service. The accommodation is available to rent on an unfurnished basis (although could be left furnished by arrangement, and at a negotiated increased rental) and comprises an open plan lounge/dining room with access through to a superb fitted kitchen with range of hi-gloss units incorporating a fridge/freezer, dishwasher, oven, microwave and induction hob. The spacious hallway offers a large utility cupboard with plumbing for a washing machine and ample storage space and then there are two double bedrooms with built in wardrobes, one with full size en suite shower and then another full size tiled bathroom with bath and shower. There is a secure underground parking space allocated to the flat and the development includes the use of a private 'social area' which can be reserved for private functions (by arrangement). The property is highly efficient with under floor heating, strengthened double glazed windows, LVT flooring and a useful self contained side entrance approached via Merton Road. Epc B Council Tax D

- Luxury Seafront Development
- 2 Double Bedrooms With Built in Wardrobes
- Large En Suite plus Full Size Bathroom
- Use of Swimming Pool, Gym, Sauna and Steam Room
- Modern Fitted Kitchen With Appliances
- Secure Underground Parking
- A Touch of Luxury!!











| Energy Efficiency Rating                           |                            |                                                                                       |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                             |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            |                                                                                       |
| (69-80) <b>C</b>                                   |                            |                                                                                       |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                         | EU Directive<br>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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.