



25 Wadhurst Court Downview Road, Worthing, BN11 4QX  
£1,000 Per Calendar Month

and company  
**bacon**  
Estate and letting agents



A double bedroom second floor purpose built flat with garage available for let in the popular Wadhurst Court, Downview Road. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, bathroom and separate wc. Externally there are communal grounds, unallocated off road parking and garage. The property is within close proximity to local shops, amenities and transport links including mainline railway stations and bus routes. EPC rating E. Council Tax Band: A. Photos taken prior to current tenants. Available end of June!

- Available end of June
- Popular Town Centre Location
- Purpose Built
- Garage
- Double Bedroom





### **Communal Entrance/Hallway**

Secure door to communal hallway. Stairs to second floor. Private door to:

### **Entrance Hall**

Recessed storage cupboard. Telephone entry system.

### **Lounge/Diner**

5.61m x 2.97m (18'5 x 9'9)

Double glazed window. Night storage heater. Opening to:

### **Kitchen**

2.97m x 1.93m (9'9 x 6'4)

Work surface with inset single drainer stainless steel sink. Electric oven and hob. Space and plumbing for washing machine. Space for under counter fridge/freezer. Matching range of

cupboard, drawers and eye level wall units. Built in shelved linen cupboard housing hot water cylinder. Double glazed window.

### **Bedroom**

3.84m x 2.59m (12'7 x 8'6)

Double glazed window. Electric heater. Built in wardrobe with shelving and hanging rail.

### **Bathroom**

Panelled bath with mixer tap. Electric 'Mira' shower. Vanity unit with wash hand basin and mixer tap. Electric towel radiator. Mirrored medicine cupboard. Shaving socket. Double glazed window.

### **WC**

Close coupled wc. Double glazed window.

### **Externally**

### **Garage**

4.90m x 2.51m (16'1 x 8'3)

Up and over door. Located in compound to the rear of the block.

### **Parking**

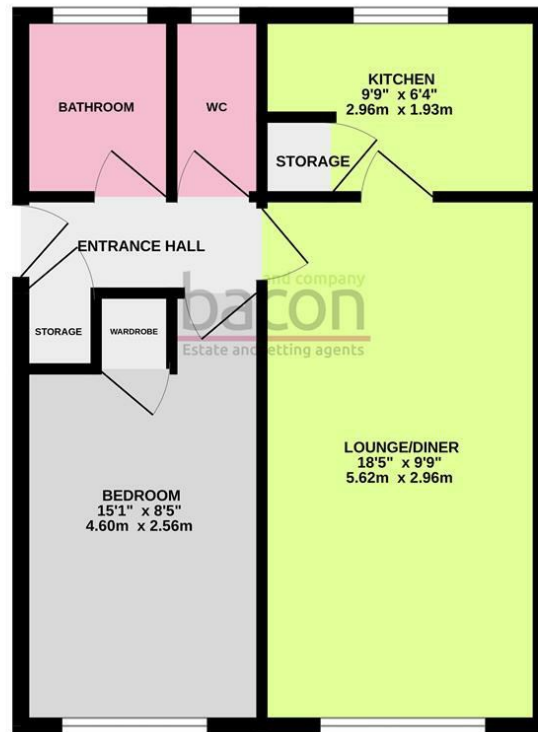
Unallocated parking on a first come, first serve basis.

### **Communal Grounds**

Majority being laid to lawn. Borders of trees and small bushes.



SECOND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</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 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

