



17 Ontario Gardens, Worthing, BN13 2RZ
£1,700 Per Calendar Month

and company
bacon
Estate and letting agents



Rare opportunity to let a *4 bedroom* semi-detached property in quiet close in Worthing. Close to local schools and shopping centre. Just a short distance from A24 and A27 providing excellent transport links. 1.4 miles from mainline station with services to Brighton and London. Long lounge/diner with French doors leading to a good-sized conservatory. Patio doors to easy maintain garden with shed. Modern kitchen with space for dishwasher, washing machine and upright fridge/freezer. Free-standing cooker provided. Access to side passage/car port. Extension to the rear provides a 4th bedroom (double) with built-in shelving. Upstairs, modern bathroom, white suite, electric shower over bath. Vanity unit. WC. Master double bedroom. Second double bedroom with airing cupboard and third single. Lots of off-road parking! Council tax band C. EPC rating D. Available from end of August.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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