



## Pembury Road, Worthing, BN14 7DN

£1,450 Per Month

A bright and spacious two bedroom flat set on the first floor of a charming and characterful property. Presented to an exceptional standard, this wonderful property benefits from a newly fitted kitchen and bathroom, as well as gas fired central heating and uPVC double glazing. Externally there is access to a private front garden. Located in a most convenient location providing easy access to Worthing mainline train station as well as being approximately 1.0 mile from Worthing seafront.



Council Tax Band: B

- Two bedroom first floor flat
- Newly fitted Kitchen and Bathroom
- Worthing Seafront approx. 1.0 mile away
- EPC C

- Presented to an exceptional standard throughout
- Gas central heating , double glazing & rewired
- Worthing Train Station is 0.5 miles way



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



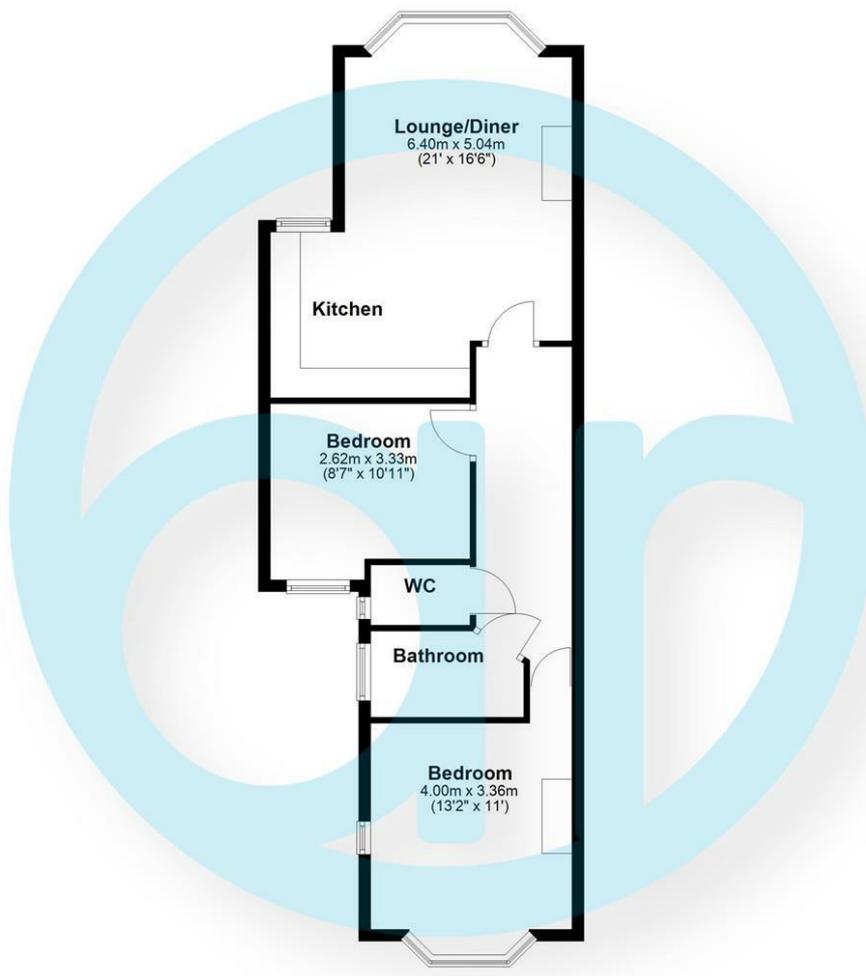
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(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	

### First Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



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