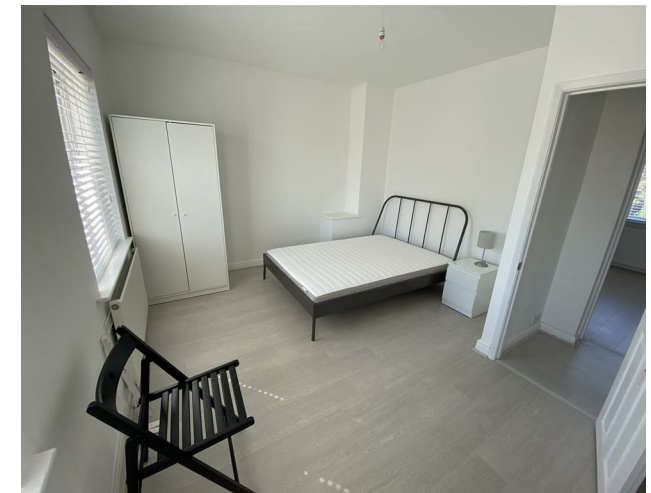




48 Angola Road, Worthing, BN14 8DU
£795 Per Calendar Month


and company
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Estate and letting agents



****SINGLE OCCUPANCY ONLY**** We are delighted to offer one good size double first floor room with en-suite (single occupancy), in a convenient location, just a short distance from local shops, the train station and Worthing Hospital! The property which has 4 other rooms also benefits from a downstairs shower room and upstairs bathroom with walk-in shower. The room includes ALL bills and Wi-Fi, USB sockets. The communal kitchen and living space provides dining and seating. Fully fitted kitchen with dishwasher, washing machine and American fridge/freezer, gas hob, electric oven. French doors lead out to a garden area with patio and bike storage. *Regular cleaner for communal parts* Sorry, no pets. Available mid May.

- Single Occupancy Only
- All Bills Included
- En-Suite Room
- Professional Managed



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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



baconandco.co.uk

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