



Strand Parade The Boulevard, Goring-By-Sea  
Worthing

£1,200 pcm



## 17a Strand Parade The Boulevard

Goring-By-Sea, Worthing

No deposit option. Spacious 2 bed flat near shops and transport. Modern kitchen, bright living room, stylish bathroom, good storage. Ideal for professionals, couples, or small families. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Flat
- Modern Bathroom
- Fitted Kitchen
- Spacious Living Room
- Close To Local Shops and Public Transport Links
- No Deposit Scheme Available



### Living Room

17' 0" x 10' 11" (5.17m x 3.32m)

Spacious well presented living room

### Bedroom One

8' 10" x 12' 6" (2.68m x 3.82m)

Good sized bright double bedroom with space for wardrobes

### Bedroom 2

11' 11" x 6' 10" (3.62m x 2.09m)

Additional bedroom currently being utilised as an office space

### Kitchen

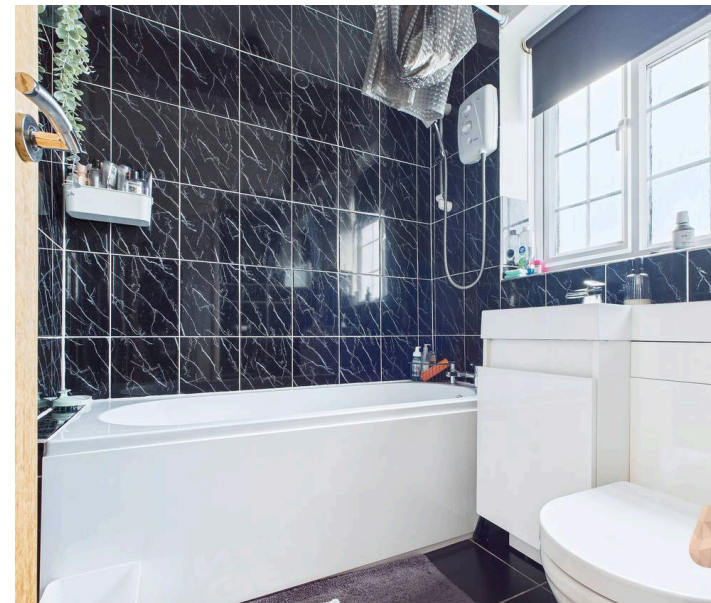
9' 8" x 6' 7" (2.94m x 2.01m)

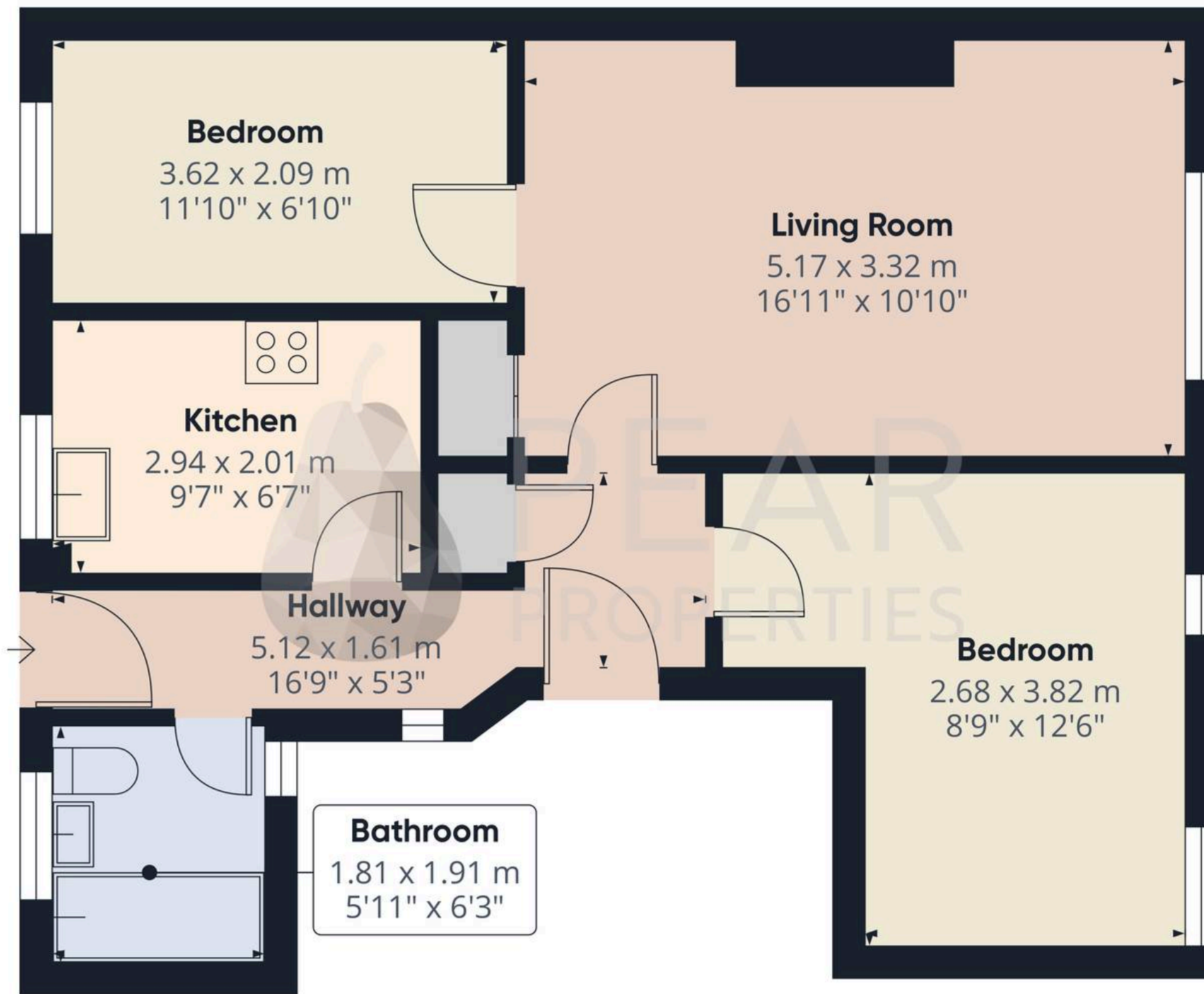
Fitted kitchen with a range of wall and base units and space for appliances

### Bathroom

5' 11" x 6' 3" (1.81m x 1.91m)

Partially tiled bathroom comprising bath with over bath electric shower, WC, hand wash basin and heated towel rail





Approximate total area<sup>(1)</sup>

52.7 m<sup>2</sup>  
567 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk