



7 Alfriston House Broadwater Street East, Worthing, BN14 9AE
£850 Per Calendar Month

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Bacon Micawber Lettings are pleased to offer for rental this well presented first floor studio apartment in the heart of Broadwater, being close to all local amenities and having the added benefit of communal parking available. In brief the property consists of entrance hall, a modern fitted bathroom with bath and shower attachment, a separate modern kitchen with metro tiling and white gloss units (washing machine and fridge that can be left but not landlords responsibility), large studio room with built in wardrobe/storage. The flat benefits from double glazing and electric heating, new carpeting, freshly decorated and a bright south facing aspect to the main living area. This cosy home is ideal for single occupancy and available with a long let intended. Council Tax Band A Epc C

- First Floor Studio Apartment
- Long Let Intended
- Electric Heating & Dble Glazing
- Modern Fitted Kitchen & Bathroom
- Close To Local Amenities
- Fitted Storage Space
- Parking Available



Entrance Hallway

2.13m x 0.89m (7 x 2'11)

PVCU double glazed front door, carpeted floor, wall mounted cupboard housing electric fuseboard & meter, textured ceiling with single light fitting.

Studio Room

5.00m x 4.52m (16'5 x 14'10)

Newly carpeted floor, single night storage heater, PVCU double glazed window, television point, various power points, textured ceiling with single light fitting, a range of fitted storage cupboards with various hanging rails and further cupboards above.

Modern Fitted Kitchen

2.29m x 1.85m (7'6 x 6'1)

Vinyl floor, square edge laminate work surfaces

with cupboards below and matching eye level cupboards with a high white gloss finish, tiled splashbacks, inset stainless steel single drainer sink unit, PVCU double glazed window, skimmed ceiling with single light fitting, wall mounted gas water heater.

Modern Fitted Bathroom

2.29m x 1.55m (7'6 x 5'1)

Vinyl floor, low flush WC, pedestal hand wash basin with vanity unit below and mixer tap, panel enclosed bath with shower attachment above, part tiled walls, PVCU double glazed obscured glass window, wall mounted electric panel heater, textured ceiling with single light fitting.

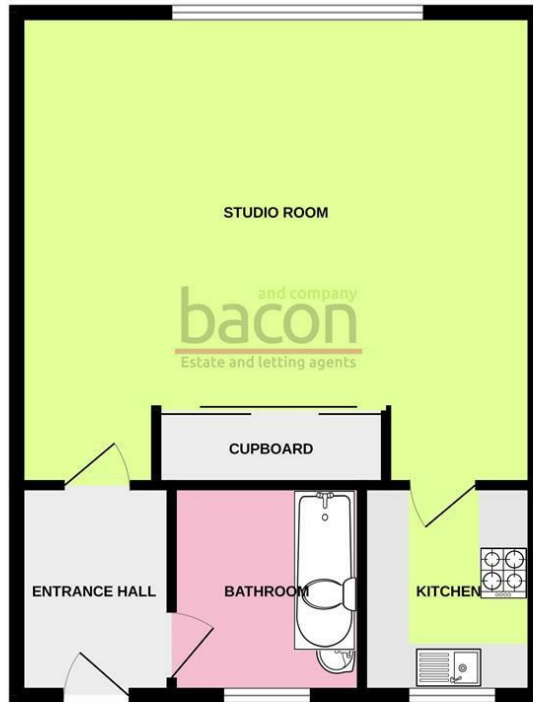
Externally

Communal parking available.

Council Tax

Band A

GROUND 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) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(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



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