

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Warwick Place, Worthing, West Sussex BN11 3EU £1,650 PCM

A beautifully presented Grade II Listed terraced cottage offering two spacious double bedrooms, recently REDECORATED THROUGHOUT in neutral tones to provide a fresh and inviting canvas for future tenants. Situated in one of Worthing's most sought-after central locations, this charming home is just moments from the seafront and the vibrant town centre, with easy access to Splashpoint Leisure Centre, Denton Gardens, Beach House Park, and Steyne Gardens.

The ground floor features a BRIGHT AND AIRY through lounge/dining area, enhanced by character alcoves and shelving, creating a versatile space for living and entertaining. A stable-style door opens onto a generous rear garden, complete with patio and mature trees, which will be tidied and refreshed during the summer months. The modernised kitchen is well-equipped with an electric oven, hob, washing machine, and ample storage, with a fridge conveniently located in the dining area. Beyond the kitchen lies a contemporary shower room, comprising a large shower cubicle, WC, and wash basin.

Upstairs, the first floor offers two substantial double bedrooms, positioned to the front and rear of the property, both benefiting from large sash windows that flood the rooms with natural light. The rear bedroom includes built-in shelving for added practicality. The second floor reveals a unique loft room nestled within the eaves, boasting a cosy ambiance and fitted wardrobes.

This delightful property combines period charm with modern convenience, making it an ideal home for those seeking character, space, and a prime location in Worthing.

Offered unfurnished and available immediately.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	85
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk