



2 Buckingham Court Warren Road, Worthing, BN14 9QW
£1,400 Per Month

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Estate and letting agents




We are delighted to present this three-bedroom, first-floor, purpose-built flat located in the highly desirable Offington catchment area. The property features a private entrance with stairs leading to the first floor. Upon entry, a hallway with parquet-effect flooring leads to three well-appointed bedrooms, two of which are spacious doubles, and one single bedroom. The main bedroom includes ample built-in storage and is carpeted, as are the other two bedrooms. The reception room boasts the same parquet-effect flooring, neutral décor, and an electric fire set within the fireplace. The well-equipped kitchen provides ample storage with matching cream gloss wall and base units, washing machine, dishwasher, and space for a fridge/freezer. Freestanding double electric oven. The bathroom is fully tiled in white and includes a separate shower cubicle with an electric shower. Additional features include double glazing, gas central heating, hallway storage, and an allocated parking space. Council Tax Band: B. EPC Rating: D. Available from early May. Please note that there was new grey carpets installed in the entrance and all three bedrooms after photos. These photos are prior to current tenants.

- Three bedroom first floor flat
- Purpose built
- Well looked after
- Sought after Offington are
- Close to Broadwater Parade
- Allocated parking space







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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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