



25 Lincoln Road, Worthing, BN13 1BQ
£1,375 Per Month

and company
bacon
Estate and letting agents




A very well presented and extremely spacious SELF CONTAINED FIRST FLOOR FLAT, forming part of a detached building with just one flat below. This property is worthy of an early inspection to appreciate its generous room sizes and great condition. Presented with white decor and grey carpets, the flat benefits from gas central heating and double glazing. The kitchen is well furnished with a good range of units (gas oven available from current tenants) and the bathroom is tiled with a bath and shower attachment. There is a good size lounge and two spacious double bedrooms. Outside there is also a small private patio area on the ground floor with secure gate. Available early June Epc C. Council Tax B

- Spacious Self Contained Flat
- Two Double Bedrooms
- Gas Central Heating and Double Glazing
- Small Private Courtyard Area
- Well Fitted Kitchen
- Bathroom with Bath and Shower Attachment







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
 01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.