



6 St. Lawrence Court St. Lawrence Avenue, Worthing, BN14 7JJ  
£1,250 Per Calendar Month

**bacon** and company  
Estate and letting agents



We are pleased to offer this ground floor apartment situated in the popular St. Lawrence Court development in the Thomas A Becket catchment area. Located a short distance from Worthing Town Centre which offer a comprehensive range of amenities and facilities, Worthing Train Station is also located nearby as are bus routes and good local schools. Well presented throughout, front door leads to entrance hallway which leads into a spacious living room with feature bay window, two bedrooms, bathroom with freestanding shower & spacious fitted kitchen with appliances. Externally access to communal gardens and garage, with views towards the South Downs. Council tax band B. EPC rating D. Available early May. Please note, photos were taken prior to current tenants.

- Ground floor two double bedroom flat
- Garage at Rear
- Communal Garden
- Private Entrance







| Energy Efficiency Rating                           |                            |                                                                                       |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                             |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            |                                                                                       |
| (69-80) <b>C</b>                                   |                            |                                                                                       |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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