



PCM  
£950 PCM

## 38 Browning Road, Worthing

- First Floor Flat
- Kitchen With Appliances
- Gas Central Heating
- Shower Room & Separate W.C
- EPC Energy Rating D (61)
- Electric and Water Bills Included
- Available Middle of March

\*\* ELECTRIC AND WATER BILLS INCLUDED \*\*

One bedroom first floor flat situated in the popular 'poets' area. The property has gas central heating and is at the front of the property.

Shops including a co-op can be found in Tarring Road whilst the property is situated approx. mid-way between Worthing and West Worthing stations..

Please note that the Landlord will invoice the Tenant for electric and water charges and gas charges will be paid by the tenant.

Available Middle of March

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## Accommodation

### Entrance Hall

Grey carpet. Built in cupboard.

### Lounge / Kitchen 15'9" x 14'7" into bay (4.80m x 4.45m into bay)

Kitchen area: range of units. Built in electric cooker. Integrated washer/dryer. Amtico vinyl flooring. Wooden work tops.

Lounge area: Grey carpet. Radiator. Bay window.

### Bedroom 8'11" x 8'9" (2.72m x 2.67m)

Radiator. Grey carpet.

### Shower Room

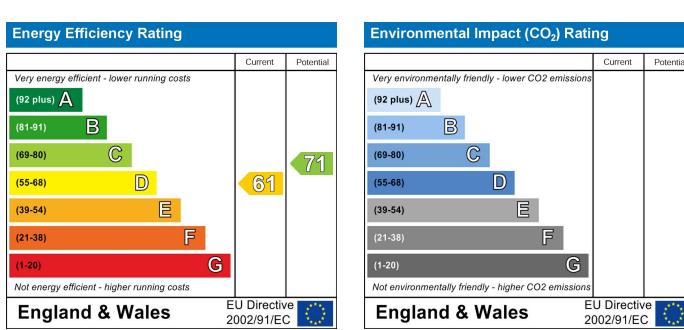
Shower cubicle. Wash hand basin. Heated towel rail, Extractor. Laminate flooring.

### Separate W.C

Vinyl flooring.



## Floorplan



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.