



PCM
£1,250 PCM

Edmonton Road, Worthing

- Semi-Detached House
- Two Bedrooms
- Lounge/Dining Room
- Modern Bathroom
- Feature Rear Garden
- EPC Rating D
- Off Road Parking
- Unfurnished
- Sun House
- Available Mid March

Robert Luff & Co are delighted to offer this modern semi-detached house ideally situated in this favoured location with local shops, schools and parks nearby. Accommodation offers lounge/dining room, modern kitchen, two bedrooms and modern bathroom. The property benefits from a feature rear garden with summer house and off road parking.

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Accommodation

Part Glazed Door Info:

Entrance Porch

Feature floor to ceiling double glazed frosted window to front and side aspect, telephone point, hanging space, part glazed door into:

Lounge/Dining Room 17'6" x 13'0" (5.33 x 3.96)

Double glazed window to front, two radiators, stairs leading up, wall mounted thermostat, television aerial, dado rail, coved and textured ceiling, part glazed door into:

Modern Kitchen 13'0" x 9'0" (3.96 x 2.74)

Double glazed window to rear, radiator, one and a half bowl stainless steel sink unit inset to roll top work surfaces, matching range of wall and base units, space for cooker, space and plumbing for washing machine and tall standing fridge/freezer, tiled effect flooring, part tiled walls, wall mounted combination boiler, coved ceiling, double glazed door opening out to feature garden.

First Floor Landing

Loft hatch (boarded and insulated).

Bedroom One 13'0" x 9'2" (3.96 x 2.79)

Double glazed window to front, radiator, television aerial, dado rail, coved and textured ceiling.

Bedroom Two 13'0" x 9'0" (3.96 x 2.74)

Double glazed window to rear, radiator, television aerial, built in cupboard with shelving, coved and textured ceiling.

Modern Bathroom

Double glazed frosted window to side aspect, panel enclosed bath with mixer tap and shower attachment, mains shower, low level flush WC, pedestal wash hand basin, radiator, fully tiled walls.

Rear Garden

A real feature of the home, being laid to patio off the back of the house and leading to the side access with space for storage shed and gate, the garden is mainly laid to lawn with flower and shrub borders, a newly built log cabin is based on hard standing.

Driveway

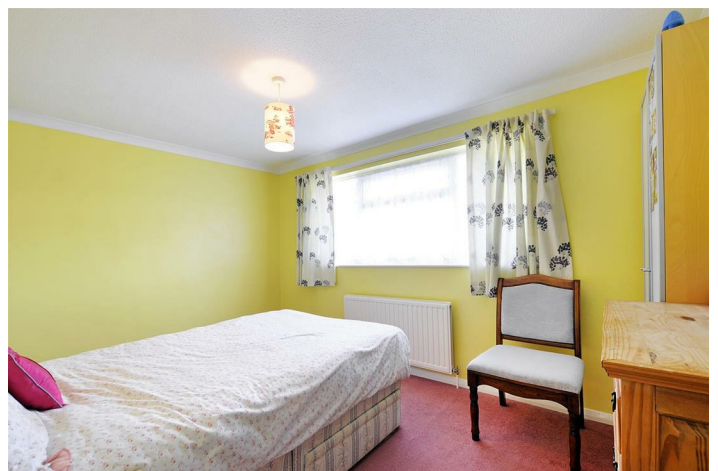
Providing off road parking and leading right down the side of the house.

Front Garden

Mainly laid to lawn with borders.

Fees Apply

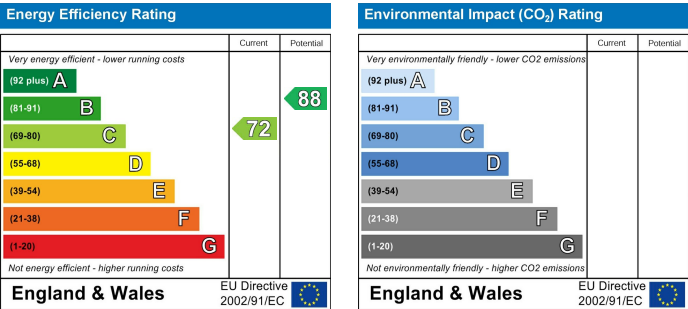
£360 incl. VAT - single applicant, £540 incl. VAT - Joint Applicant, £180 incl. VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs.



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