



## 98b George V Avenue, Worthing

Per Calendar Month  
£695 Per

- Top Floor Flat
- One Bedroom
- Open Plan Lounge/Kitchen
- Bedroom With Built In Wardrobes
- EPC Energy Rating D (66)

A top floor one bedroom flat situated in this sought after and convenient location in George V Avenue. The flat is double glazed and has a Westerly aspect open plan lounge/kitchen and an East facing bedroom with built in wardrobes. A comprehensive shopping parade is adjacent whilst the sea is at the bottom of the road. Bus services run to the town centre and surrounding districts. Available early June 2021

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## Accommodation

### The Accommodation Comprises:-

Communal front door with entryphone and stairs to top floor.

### Entrance Hall

Entryphone system, airing cupboard with hot water cylinder.

### Lounge / Kitchen 19'8" (max) x 15'4" (into bay max) (5.99m (max) x 4.67m (into bay max))

Double glazed Westerly aspect window, inset lighting, night storage heater, kitchen area with built in oven/hob/filter, range of wall and base units, plumbing for a washing machine.

### Bedroom 11'3" x 7'8" (3.43m x 2.34m)

Built in wardrobes, electric wall mounted heater.

### Bathroom

White suite of bath with shower over, wash hand basin, W.C, extractor fan.

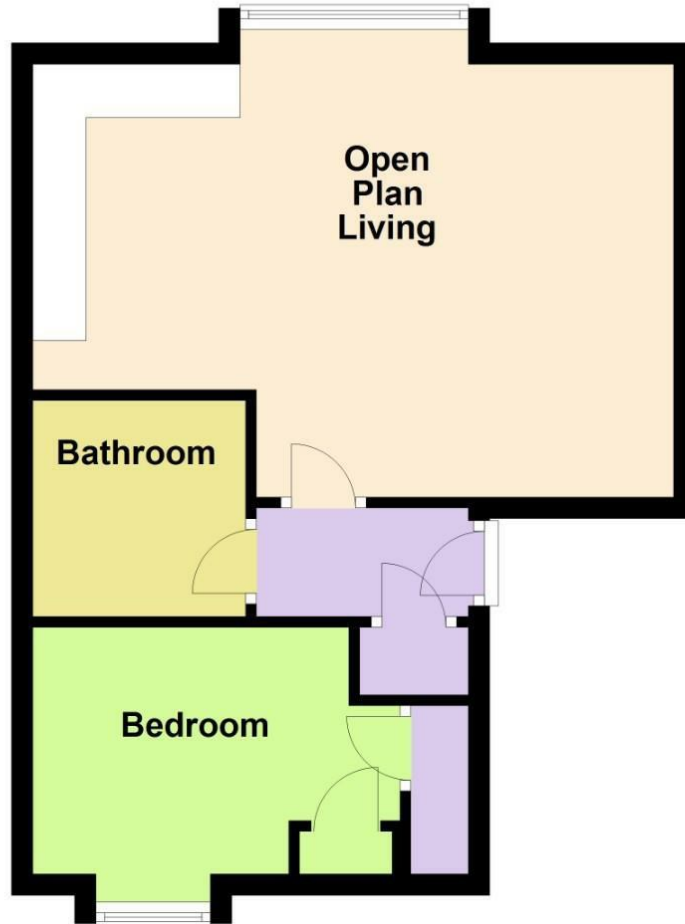


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### Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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