



PCM
£625 PCM

South Farm Road, Worthing

- *One Bedroom Flat*
- *Brand New Carpets*
- *Electric Heating*
- EPC E
- *Just north of Worthing Station*
- *Available Now*
- *One Reception Room*

Situated just to the north of Worthing Central railway crossing, a one bedroom top floor flat which is available now and has just had brand new carpets fitted. Selections of local shops including a Tesco Express are within a few yards. Benefits of the property include being re-painted throughout and having new carpets. AVAILABLE NOW.

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Accommodation

External staircase to First Floor Front Door

Leading to internal staircase to Hall

Lounge 42'8" 26'3" x 39'4" 16'5" (13.8 x 12.5)

Double glazed window. Storage heater. Built in cupboard.

Kitchen 16'5" 13'1" widening to 19'8" 6" x 36'1" approx (5.4 widening to 6.183 x 11 approx)

Stainless steel sink and drainer unit with cupboards under. Work surface with space under and plumbing suitable for washing machine. Storage shelving. Built in electric hob. Vinyl flooring, window with distant downland views.

Bedroom 39'4" 16'5" x 29'6" 26'3" approx (12.5 x 9.8 approx)

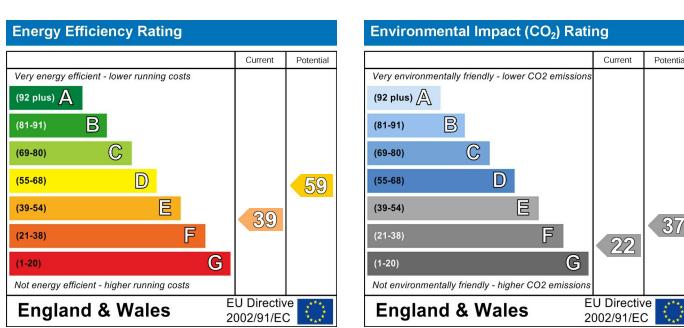
Some sloping ceilings. Picture rail. Night storage heater. Two eaves storage cupboards. PVCu double glazed window.

Bathroom 32'10" 0'0" x 19'8" 9'10" approx (10.0 x 6.3 approx)

Panelled bath with electric shower over. Fully tiled around bath. Pedestal wash basin. Cupboard housing hot water cylinder. Dimplex electric wall heater. Vinyl flooring. Opaque PVCu double glazed window.



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.