

30 Edmonton Road

, Worthing, BN13 2TB

£1,600 Per month

Council Tax Band C



OPEN HOUSE FRIDAY 25TH JULY - Appointment Only. A beautifully presented, FULLY REFURBISHED EXTENDED BUNGALOW in a convenient residential area.

The accommodation comprises entrance hall, lounge, refitted kitchen/diner (with integrated appliances, including a fridge/freezer, oven and hob), three bedrooms and a luxury refitted family bathroom.

The front of the property is laid to lawn, with a driveway providing off road parking. The rear garden is a particular feature of the property, having recently been returfed with a patio and shingled area. Other benefits include gas central heating and double glazing.

Situated in Edmonton Road, the property is ideally located close to West Durrington superstore which caters for everyday needs. Regular buses serve the area, and the nearest mainline railway station is Durrington-on-Sea which gives great links to most major towns and cities. Worthing town centre, with it's more comprehensive range of bars, restaurants, and seaside activities is approximately a four mile distance.

Offered Unfurnished, the property is available early August 2025.

## ENTRANCE

### Entrance Hall

### Lounge Area

15'3 x 8'4 narrowing to 7'1 (4.65m x 2.54m narrowing to 2.16m)





Kitchen Dining Area  
14'11 x 8'11 (4.55m x 2.72m)

Bedroom One  
13'2 x 7'5 (4.01m x 2.26m)

Bedroom Two  
9'7 x 7'1 (2.92m x 2.16m)

Bedroom Three  
8'10 x 6'5 (2.69m x 1.96m)

Bathroom

OUTSIDE

Rear Garden

Front Garden

Off Road Parking



Floor Plan



Viewing

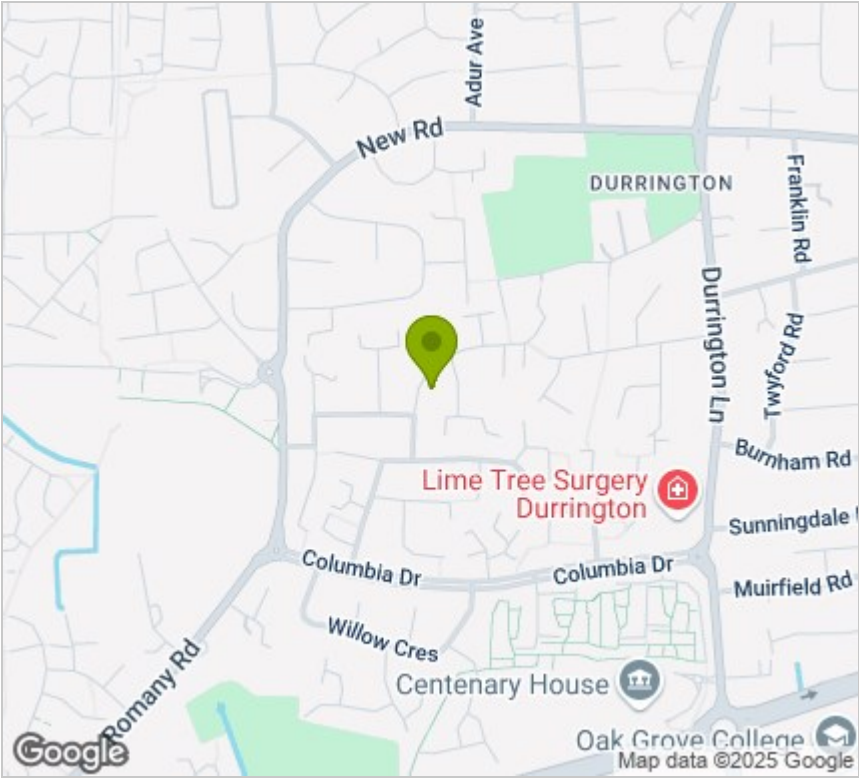
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Area Map



Energy Efficiency Graph

