

30 Edmonton Road

, Worthing, BN13 2TB

£1,650 Per month

Council Tax Band C



A well presented, 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 features a lawn, 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 late mid September 2026.

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

Agents Note



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please contact our Ferring Lettings Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89 70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89 70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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