

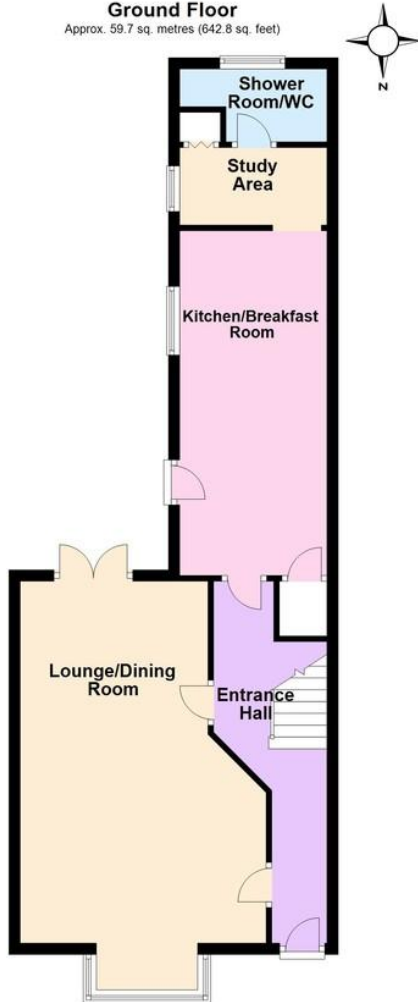


- Semi Detached House
- 2 Bedrooms
- South Facing Rear Garden
- Private Gated Off Road Parking
- Lounge/Dining Room
- G/F Shower Room & F/F Bathroom
- Available End of September
- Council Tax Band - 'C'
- EPC Rating 'D'

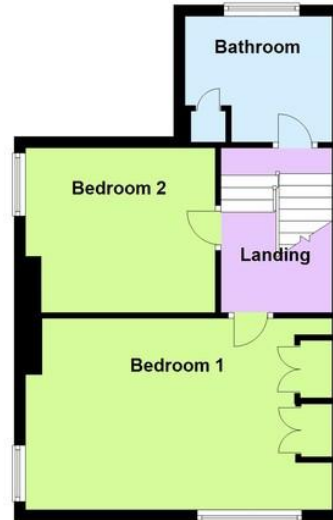
31 Worthing Road, Rustington BN16 3JU

£1,250 pcm

Ground Floor
Approx. 59.7 sq. metres (642.8 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.0 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

TO LET, available end of September. A 2 bedroom semi detached house with spacious lounge/dining room, ground floor shower room, first floor bathroom and gas central heating. South facing rear garden and a gated private parking area for 2 cars. Pets considered. Available for a 6 to 12 month let initially.

ENTRANCE HALL

LOUNGE/DINING ROOM
21' 1" x 11' (6.43m x 3.35m)
min

KITCHEN/BREAKFAST ROOM
20' 8" x 8' 5" (6.3m x 2.57m)

STUDY AREA

GROUND FLOOR SHOWER ROOM/WC

BEDROOM 1
16' 5" x 11' (5m x 3.35m)

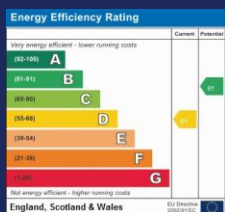
BEDROOM 2
11' x 9' 7" (3.35m x 2.92m)

BATHROOM/WC

SOUTH FACING REAR GARDEN

GATED PRIVATE OFF ROAD PARKING

The information and measurements contained within these details are for guidance only and do not form part of any contract.



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