



- GROUND FLOOR APARTMENT
- PRIVATE REAR GARDEN
- DOUBLE GLAZING, GFCH
- REFITTED SHOWER ROOM
- UNFURNISHED
- AVAILABLE END OF MARCH



Toronto Close
Worthing BN13 2TD

Monthly Rental Of
£800

A superbly presented one bedroom, ground floor apartment which also benefits from it's own private rear garden. There is a L shaped lounge diner, a double bedroom and a refitted shower room. The property is situated close to local amenities and transportation links. Internal viewing is strongly recommended to appreciate it fully.

Entrance Porch

Accessed via a double glazed door with a double glazed window to the side. Glazed door to

Lounge/Diner 11' 9" x 11' 3" (3.58m x 3.43m) Plus 5' 5" x 5' 2" (1.65m x 1.57m)

L shaped room with a double glazed window to the front. Double panel radiator.

Kitchen 13' 9" x 5' 5" (4.19m x 1.65m)

Double glazed door and window to the rear. Roll edge worktops with an inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. built in oven with four ring gas hob above and extractor hood over. Spaces for a washing machine, fridge and freezer.

Hallway

Walk in storage cupboard.

Bedroom 11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to the rear. Double panel radiator.

Shower Room

Tiled room with a double width shower cubicle with wall mounted controls. Pedestal wash hand basin. Low level WC. Heated towel rail.

Rear Garden

Being of a Westerly aspect with and area of lawn and paved patio.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

traditional values modern thinking

