

**17 Sheldon Court, Bath Road, Worthing, BN11 3PB**

**£1200 PCM**



**2 BEDROOM  
UNFURNISHED FLAT**

EPC: D  
Council Tax: Band B  
£1814.90

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## DESCRIPTION

A second floor two bedroom unfurnished flat in a quiet residential position just a few minutes walk from the seafront. The property is in a purpose built block and benefits from security entrance system and communal gardens. There is non-allocated off street parking.

Entrance hall, newly fitted kitchen/breakfast room, a spacious lounge/dining room with display fireplace. Large double bedroom with a range of non-fitted wardrobes, further double bedroom with double wardrobe, bathroom with shower. The property is fully double glazed and has gas fired central heating.

## LOCATION

This property is located in a calm, convenient area, taking just a 10 minute stroll towards the breezy, yet tranquil beach, and not much longer to head towards the buzzing town centre, which possesses a variety of shops.

### The accommodation with approximate room measurements comprises:

Kitchen	11'3 x 9'5
Lounge/dining room	16'4 x 12'11
Bed 1	13'8 x 11'11
Bed 2	11' x 9'1

## SERVICES

The tenants will be responsible for paying all outgoings including gas, electricity, water, council tax, telephone, etc.

## INSURANCE

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

## AVAILABILITY

This property is available **now**



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VIEWINGS AND FURTHER INFO:

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**COUNCIL TAX:**

Band B

2023/24: £1814.90

**EPC RATING: D**

Certificate number:

2758-2146-4644-1632-7311

**RENT**

£1200 PCM

**DEPOSIT:**

£1384

