



TO LET
£1,250 PCM

40 Church Walk, Worthing, BN11 2LT

- Ground Floor Part-furnished 1 Bedroom Flat
- Council Tax Band: A £1562.08
- EPC: E



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DESCRIPTION

A one bedroom, ground-floor flat, in excellent order throughout with off-street parking space in addition to a private garden. The accommodation comprises of an entrance hall, a light and airy lounge with bay window, double bedroom, kitchen with door to rear garden, a large walk-in shower room, gas central heating and double glazing. Available part-furnished

LOCATION

Spratt and Son's letting department are proud to offer this ground-floor flat, located in a quiet, residential position, just a few minutes away from the beach and within walking distance of Worthing hospital. The property is close to shops and amenities and has easy transport links via Brighton Road and Lyndhurst Road.

The accommodation with approximate room measurements comprises:

Entrance hall

Lounge

14.11 x 9.11 129 sq ft

Kitchen

14.90 x 7.50 112 sq ft

Bedroom

11.11 x 9.10 101 sqft

Shower room

Total: 342 sq ft

SERVICES

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

INSURANCE

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

HOLDING DEPOSIT

£288

AVAILABILITY

This property is available from early August.



Spratt & Son

EST 1948

Evolving Property

01903 234343 | info@sprattandson.co.uk |
sprattandson.co.uk

COUNCIL TAX:

Band A 2023/24: £2,235.52

EPC RATING:

E Certificate number: 0365-
2804-7414-9428-3801

RENT

£1,250 PCM

DEPOSIT

£1,442

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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