



## Bedford Row

, Worthing, West Sussex, BN11 3DR

# Rental £1,050 pcm

1 bedroom Flat / Apartment available 21 July 2025

EPC Rating: G

\* Unfurnished

## Situation

**\*\* AVAILABLE NOW \*\*** Hartley Bennett are pleased to offer this MODERN one-bedroom flat in Bedford Row, Worthing. The flat is situated on the top floor of this charming period building. The property comprises of a lounge, modern kitchen, bedroom and stylish bathroom. Viewings are highly recommended to appreciate this lovely home by the sea! In the heart of Worthing Town Centre, the location of the flat offers the best of both worlds with the seafront at the bottom of your road and the town centre at the top of the road. This allows easy access to a wide range of shops, pubs, restaurants, and leisure facilities. Worthing railway station is approximately 0.7 miles away and offers links to both London and Brighton. If you should prefer to travel by bus you so also have good access to a range of bus routes which will take you to the nearby districts. Worthing Hospital is located in close proximity approximately 0.6 miles away. A guarantor will be required for each applicant – if you do not have UK homeowner guarantor all is not lost, the landlord may consider rent in advance.

## Accommodation

All measurements are approximate.

## Further Information

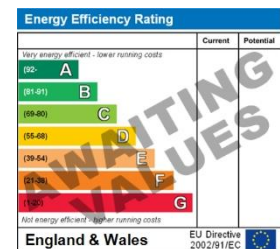
The deposit required is £1,200

The landlord is willing to rent this home to Employed

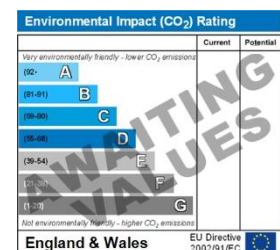
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-7705

Creation Date: 21/06/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Hartley Bennett Ltd, 2025. Hartley Bennett Ltd Registered in England No. 10635436