

Worthing Road, East Preston, BN16 1AZ

£1,375 PCM

We are delighted to bring to the market this two bedroom maisonette property in an well maintained modern block in East Preston. Externally, this property boasts its own garden, one allocated parking space and an EV Charging Point for residents to use. Internally, this modern maisonette is split over two levels. On the first floors is one bedroom, family bath and spacious open plan living room & kitchen with fully integrated appliances. On the second floor is the principal suite with it's own dressing room & ensuite shower room.



Council Tax Band: B

- Two Double Bedroom Maisonette with Garden Space
- Lounge/Diner
- Underfloor Heating
- Council Tax Band B & EPC Rating B

- Principal Suite with Dressing Room & En-Suite
- Kitchen with fully integrated appliances
- Residents' EV Charging Port Available
- Allocated Parking

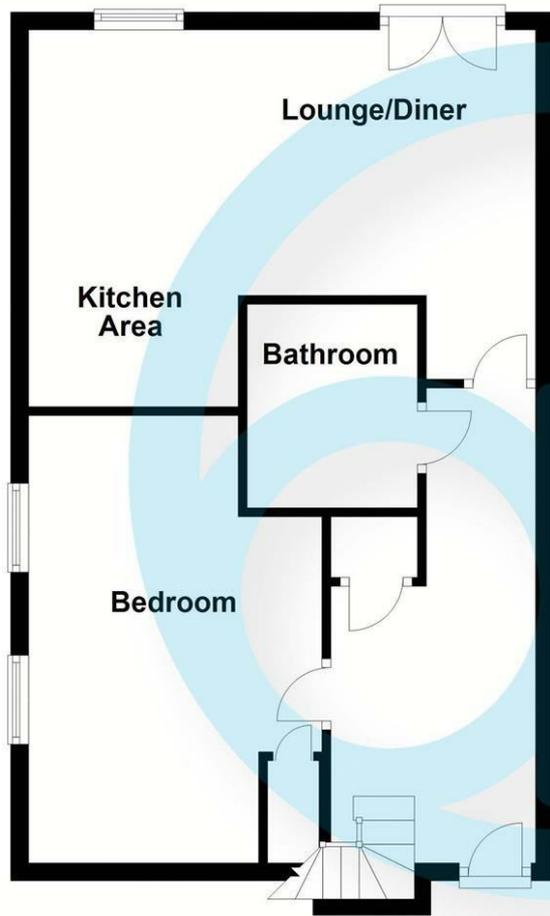




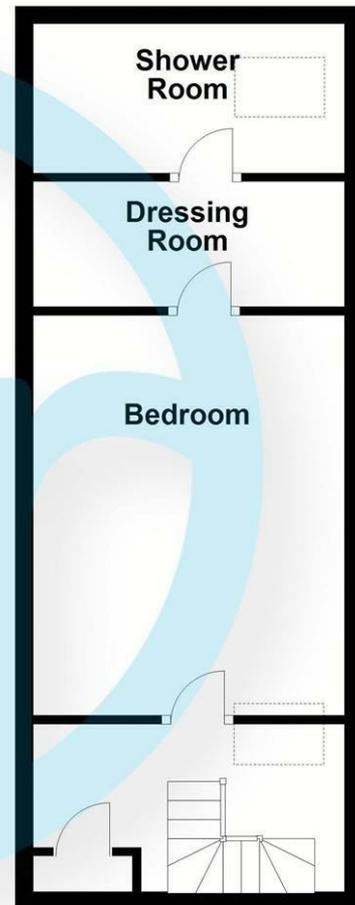
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Floor Plan**



**Floor Plan**



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