



## Caledonian Place, Worthing Town Centre, BN11 3DB

£1,375 PCM

A beautifully presented two-bedroom split-level maisonette, perfectly positioned in the heart of Worthing. Finished to a great standard throughout, this spacious home features two generous double bedrooms, a contemporary shower room, and a stylish fitted kitchen. The separate lounge and dining areas offer refined living spaces ideal for both relaxing and entertaining. Set within moments of the seafront, boutique shops, cafés and transport links, this exceptional property combines coastal charm with modern sophistication.



Council Tax Band: A

- Impressive split level accommodation
- Two large reception rooms
- Worthing seafront only moments away
- Council Tax Band - A

- Furnished
- Two double bedrooms on the lower ground floor
- EPC Rating - D



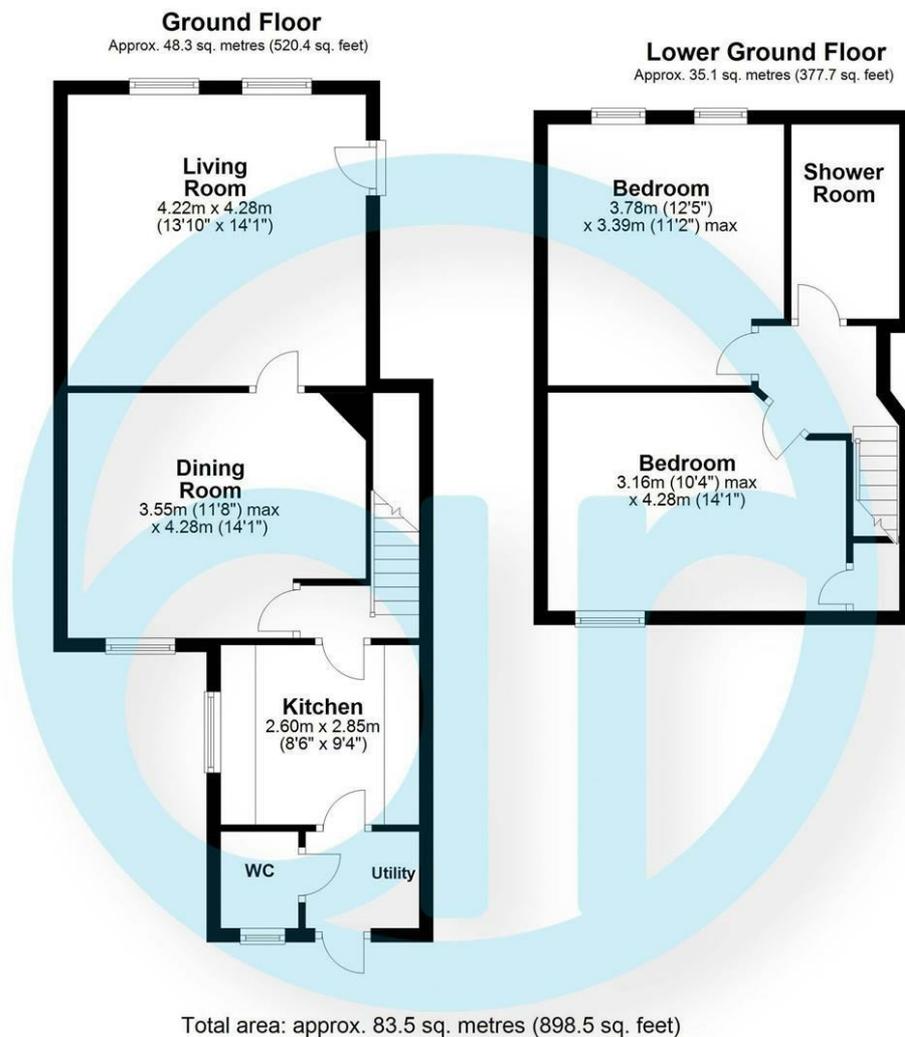
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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