



Brighton Road, Worthing



Per Calendar Month
£895 Per

- AVAILABLE NOW
- 2 Bedrooms
- Balcony With Sea Views
- Hot Water and Central Heating Included
- EPC Rating D

****VIEWINGS FULLY BOOKED**** Robert Luff & Co Lettings present to market this two bedroom apartment located in East Worthing. Situated on the second floor, this property benefits from stunning sea views and a balcony. Hot water and central heating are included in the rent. Other benefits include a lift and parking. Bus services to Brighton and Worthing town centre pass the door.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance Reception Hall and lift to second floor

Outside

Communal gardens and communal parking surround the development.

Front door leading to:

Entrance Reception Hall

Radiator

Lounge 59'1" x 32'10" 9'10" (18 x 10 3)

South facing in to square bay, radiator, built-in fire place with fitted electric fire, door to balcony.

Kitchen 29'6" 36'1" x 29'6" 26'3" maximum measurement L sh (9 11 x 9 8 maximum measurement L shaped)

Single drainer stainless steel sink unit, good selection of fitted base units with eye level wall mounted storage units, fitted dishwasher, fitted electric cooker, fridge freezer, washing machine, back door leading to outside and staircase to ground floor

Bedroom One 42'8" 9'10" x 29'6" 6'7" (13 3 x 9 2)

South. Radiator, built-in wardrobe/general storage cupboard, built-in wall safe.

Bedroom Two 29'6" 29'6" x 19'8" 16'5" maximum measurement (9 9 x 6 5 maximum measurement)

Radiator, vanity unit with wash hand basin.

Bathroom

White suite comprising white panelled bath, pedestal wash hand basin, chrome plated heated towel rail, frost glazed window.

Separate WC

Incorporating white suite, low level WC, wall mounted wash hand basin, frost glazed window.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.