



£775 Per  
Calendar Month

## 9 Grand Avenue, Worthing

- One Bedroom First Floor • West Worthing Flat
- Gas Central Heating • Modern Fitted Kitchen
- EPC Energy Rating C

Robert Luff Lettings are delighted to offer to the market this 1 bedroom first floor flat off the popular Grand Avenue, with in walking distance of Worthing seafront, local shops and close to public transport links. Benefits of the property include double bedroom, fitted kitchen with cooker, bathroom, living space and off street parking.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial





## Accommodation

### Entrance Hall

Radiator and entry phone system.

### Front Room

Front Room with entry phone system, radiator, TV point and double glazed window.

### Kitchen

Modern fitted kitchen with wood effect work tops, black tiled splash back, matching cream floor to ceiling units, cream tiled flooring, free standing gas cooker and hob with extractor hood, plumbing for a washing machine and fridge freezer, stainless steel sink and drainer with mixer tap.

### Bedroom

Double bedroom with TV point, 2 double sockets, front aspect double glazed window and radiator.

### Bathroom

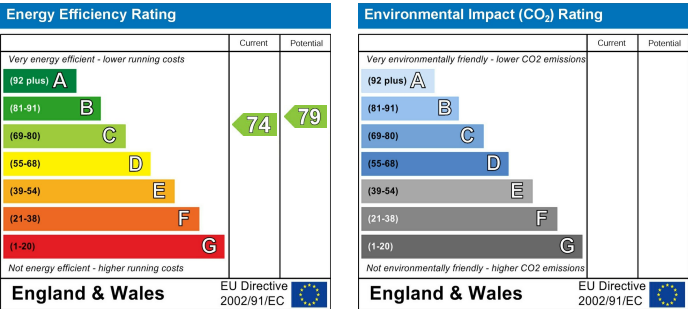
White fitted bathroom suit with shower over the bath, heated towel rail, frosted double glazed window, white tiled splash back.



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

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.