



Christchurch Road, Worthing

Per Month
£1,500 Per Month

- Stunning First Floor Flat
- Three Double Bedrooms
- Allocated Parking
- Spacious Lounge/ Diner
- Modern Fitted Kitchen with appliances
- EPC Rating - C
- Council Tax Band - B
- Highly popular location
- New carpets
- Modern neutral decor

ROBERT LUFF & CO presenting a delightful flat for rent.

Step into this RECENTLY RENOVATED, stunningly spacious THREE BEDROOM FIRST FLOOR FLAT, a true gem in the heart of town. Boasting a prime location just moments away from Worthing's vibrant town center, this bright split-level home offers an ideal blend of convenience and comfort.

Upon entry, you're greeted by a welcoming interior, with an internal stairway leading to a half landing featuring a generous double bedroom and a family bathroom. Ascend to the first floor to discover two additional double bedrooms, a newly fitted kitchen, and a delightful West-facing lounge, perfect for soaking in the afternoon sun on a summers day.

With its proximity to shops, restaurants, schools, parks, bus routes, and the mainline station, this property offers unparalleled convenience for modern living. Don't miss out on this opportunity – book your viewing today and secure your chance to call this remarkable space home.

EARLY VIEWING ESSENTIAL - AVAILABLE NOW!!!

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

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Accommodation

Communal Entrance

Period front door to communal entrance. Stairs to first floor. Part glazed door to:

Entrance Hallway

Period corbells. Radiator. Coving. Storage cupboard.

Lounge 15'8" x 11'10" (4.79 x 3.61)

Double glazed bay window to front. Period coving. Radiator.

Kitchen 13'11" x 6'0" (4.25 x 1.84)

Range of high gloss grey fronted base and wall units. Electric fitted oven. Four ring gas hob with extractor fan over. Space for appliances. Cupboard enclosed Baxi boiler. Radiator. Double glazed window with Westerly aspect. Marble effect working surfaces. Glass splashback. Space for fridge/freezer. Coving. Down lights.

Bedroom One 12'6" x 11'9" (3.83 x 3.59)

Double glazed window. Coving. Radiator.

Bedroom Two 13'9" x 11'3" (4.20 x 3.44)

Double glazed window. Radiator. Coving.

Bedroom Three 10'5" x 7'4" (3.19 x 2.26)

Double glazed window. Coving. Loft hatch. Radiator

Bathroom

Panel enclosed bath with mixer tap and fitted overhead rainfall shower head and separate shower attachment. Basin with mixer tap. Low level flush WC. Frosted double glazed window. Tiled walls. Down lights. Extractor fan.

Tenure

Leasehold - Share Of Freehold

Roughly 79 years remaining of a 99 year lease.



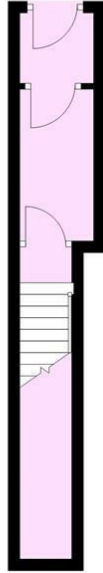
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floorplan

Ground Floor
Approx. 9.8 sq. metres (105.9 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.6 sq. feet)

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.