



£925 Per  
Calendar Month

## Tarring Road, Worthing

- First Floor Apartment
- One Bedroom
- Modern Fitted Kitchen with Appliances
- Open Plan Living Room
- EPC Rating C
- Council Tax Band - A
- Available Middle of June

Robert Luff & Co Lettings are delighted to offer this first floor flat close to West Worthing train station. The property comprises one bedroom, open plan modern kitchen with appliances and living room, shower room, double glazing and gas central heating. The property is unfurnished and available middle of June

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## Accommodation

### Private Entrance

Double glazed door leading to:

### Entrance Hall

Stairs leading to the first floor.

### Living Room & Kitchen 15'4" x 12'8" (4.67 x 3.86)

Double glazed front aspect window. Two radiators. Built in storage cupboard.

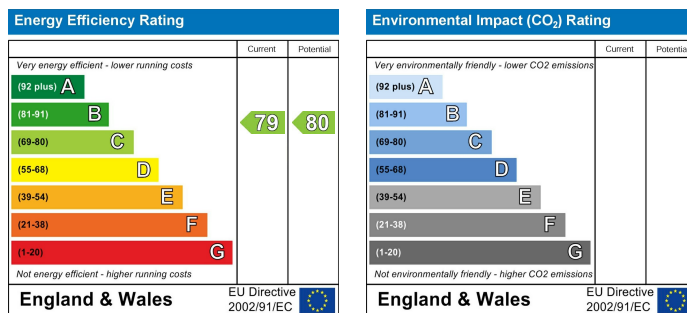
Kitchen area: Matching wall and base units incorporating the electric cooker and four ring gas hob and extractor hood. Built in fridge with freezer compartment, washing machine and sink with drainer. Doors leading to:

### Bedroom 8'4" x 8'3" (2.54 x 2.51)

Double glazed side aspect window. Wall mounted gas central heating boiler.

### Shower Room

Double glazed side aspect window. Corner shower cubicle. Low level WC. Wash hand basin with storage under. Towel radiator.



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.