



Walton Close, Worthing

£1,200

- DELIGHTFUL TWO BEDROOM GROUND FLOOR FLAT
- OWN PRIVATE STREET ENTRANCE
- DOUBLE GLAZED FRONT DOOR AND DOUBLE GLAZING THROUGHOUT
- SEPARATE MODERN FITTED KITCHEN WITH APPLIANCES
- MODERN FLOORING
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- COMMUNAL GARDENS
- MODERN NEURAL DECOR
- OPEN DAY 11th OF MAY BETWEEN 12:00 - 13:30

ROBERT LUFF & CO are delighted to offer for rent a delightful two bedroom ground floor purpose built flat located on a popular residential close in Worthing.

Comprising of a private entrance front door, entrance hall, West facing lounge, separate modern fitted kitchen with appliances, internal hall, modern fitted bathroom suite and two double bedrooms.

There is unrestricted parking, double glazing and communal gardens surround.

Early viewing is highly recommended.

OPEN DAY 11th OF MAY BETWEEN 10:00 - 11:30

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

Robert
Luff & Co
Sales | Lettings | Commercial

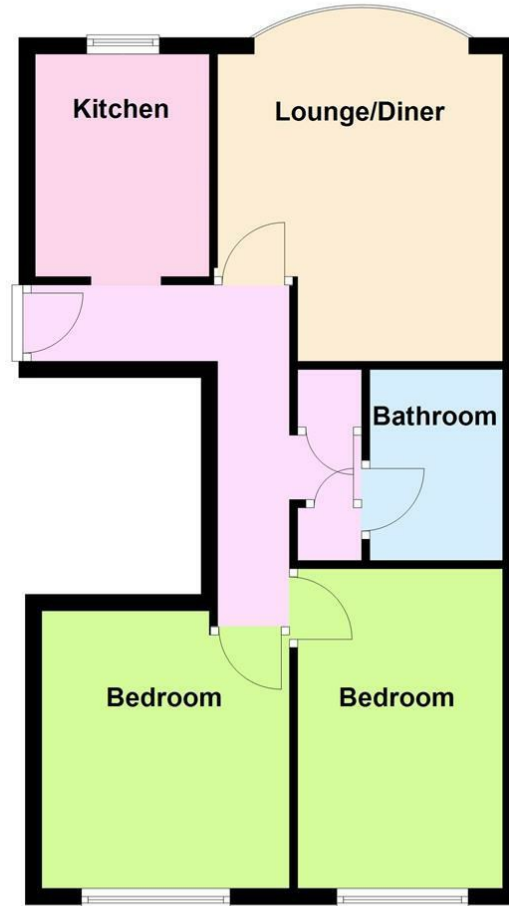


Accommodation





Floor Plan

Approx. 51.4 sq. metres (552.8 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.