



Orme Road, Worthing



£995 Per
Calendar Month

- Spacious First Floor Flat
- Allocated Parking Space
- Available End of April
- Council Tax Band - A
- Viewing essential
- One Double Bedroom
- Close to Worthing Station
- EPC Energy Rating C (72)
- Approx 600 sqft
- OPEN DAY NOW FULLY BOOKED

NOW FULLY BOOKED ** OPEN DAY 11TH OF MAY ** Robert Luff & Co Lettings are delighted to offer this well presented and spacious APPROX 600 SQFT first floor flat, situated within easy reach of Worthing mainline station, town centre shops and beach.

The accommodation comprises; modern living open plan lounge kitchen, double bedroom and modern fitted bathroom suite.

Externally the property features an ALLOCATED PARKING SPACE

Unfurnished and available end of May

VIEWING ESSENTIAL

OPEN DAY NOW FULLY BOOKED

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Accommodation

Entrance

Communal entrance hall. Stairs to first floor. Door to:-

Entrance Hall

Storage cupboard. Radiator. Storage cupboard housing gas boiler. Security entryphone.

Bathroom

White suite comprising; Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Partially tiled walls. Tiled floor. Frosted double glazed window.

Bedroom 16'4 x 9'11 (4.98m x 3.02m)

Fitted wardrobe with hanging and shelving. Radiator. Two double glazed windows.

Open Plan Lounge Kitchen 28'0 x 11'5 (8.53m x 3.48m)

Lounge Area

Two radiators. Television point. Two double glazed windows.

Kitchen Area

Range of matching wall and base units. Stainless steel sink unit inset into worksurfaces with mixer tap and drainer. Four ring gas hob inset with oven under and extractor over. Integrated fridge freezer. Integrated washing machine. Space for further appliance. Double glazed window.

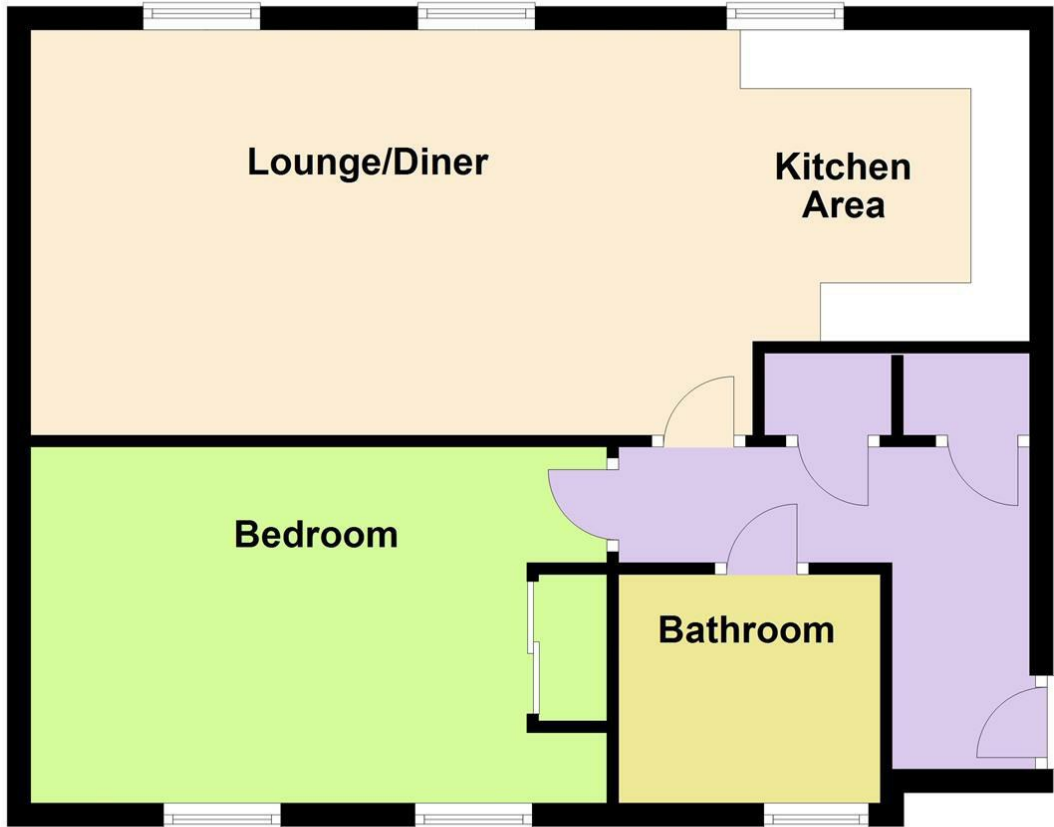
Outside

Allocated parking Space - Number 23



Floor Plan

Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 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 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.

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