



## Brighton Road, Worthing

£1,100 PCM

- Two Bedroom Beach Fronted Flat
- Modern Kitchen - Two Bedrooms
- EPC Energy Rating D (62)
- Lounge With Sea Views
- Furnished or Part Unfurnished
- OPEN DAY 25TH OF MAY 12:00 - 13:30

\*\* VIEWINGS FULLY BOOKED \*\* Robert Luff & Co are delighted to offer this very well presented maisonette situated directly on the beachfront enjoying stunning views. Accommodation comprises of entrance, two bedrooms, feature sea facing lounge and kitchen as well as modern shower room and separate wc.

The property can be part-furnished or unfurnished and available June 2024.

VIEWINGS FULLY BOOKED!

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## Accommodation

### Communal Entrance

Communal hall with stairs leading to first floor. Private hall from first floor with carpeted stairs leading to landing.

### Landing

Double glazed window, carpeted landing, plumbing for washing machine, shelf for storage.

### Lounge 12'2" x 13'8" (3.71 x 4.17)

Textured ceiling, cable and satellite for TV and shelf built in, double glazed window facing south with sea views and wooden floor.

### Kitchen 8'9" x 5'9" (2.67 x 1.75)

Comprising of stainless steel sink with mixer tap, set in to roll top work surface, 4 ring gas hob and oven under, stainless steel splash back, space for appliance, part tiled, double glazed window with sea views.

### WC

Dual flush wc, shelf for storage, tiled floor.

### Bedroom Two 8'7" x 5'10" (2.62 x 1.78)

Double glazed window, textured ceiling, open plan shelving and hanging rail under.

### Bedroom One 13'3" x 10'9" (4.04 x 3.28)

Textured ceiling, mirrored sliding doors to double wardrobe, oeuvre doors to storage, heated towel rail, double glazed window, tiled floor and dimmer switch.

### Shower Room

Wall mounted shower cubicle and electric shower, tile enclosed pedestal wash hand basin with modern mixer taps, plumbing for washing machine, shelves, glass bricks for light, wall mounted heated towel rail, tiled floor.

### Notes

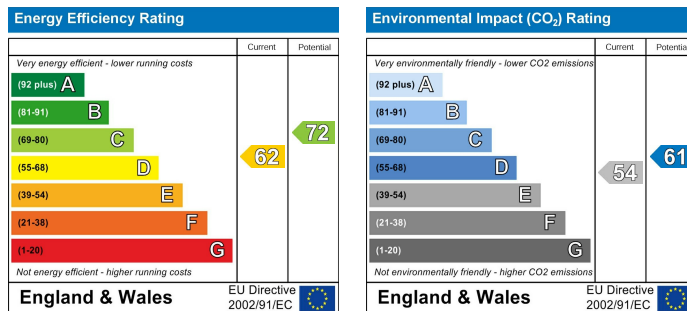
The furniture can stay in the property if required



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