



## Liverpool Road, Worthing



£1,250

- ONE BEDROOM NEW BUILD FLAT
- TOWN CENTER LOCATION
- EASY ACCESS TO BEACH, STATION AND COMMUTING CORRIDORS
- NEWLY KITCHEN AREA
- NEW BATHROOM
- NEW FLOORING
- MODERN NEUTRAL DECOR
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS

ROBERT LUFF & CO are delighted to offer for rent a newly converted one bedroom flat located in Worthing Town center, with the main shopping district literally on your doorstep with easy access to beach, seafront promenade and Worthing mainline station with its comprehensive commuter links including London Victoria.

Comprising entrance hall, double bedroom, bathroom, lounge with open plan kitchen.

AVAILABLE FOR JUNE 2024 OCCUPATION.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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Luff & Co  
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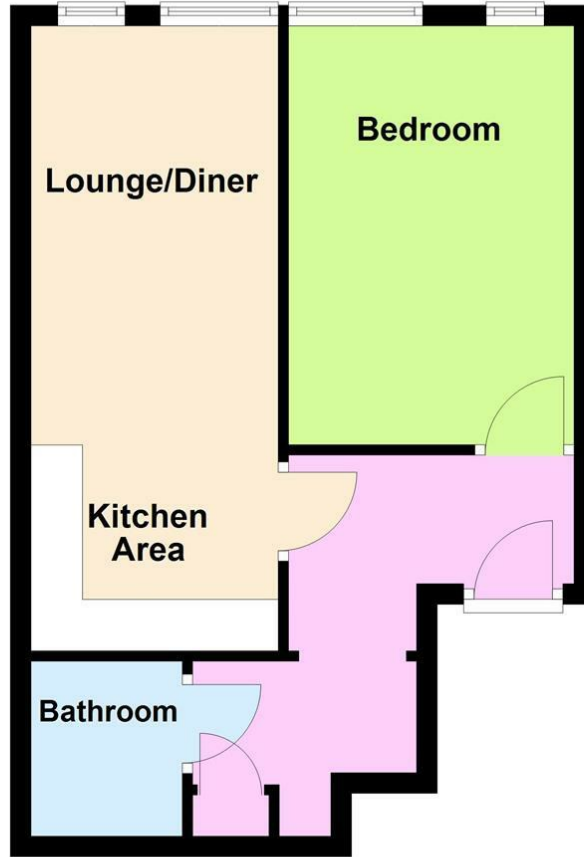


## Accommodation



### Floor Plan

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 37.2 sq. metres (400.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.