



## Westlake Gardens, Worthing



PCM  
£1,295 PCM

- Spacious First Floor Apartment
- Living/Dining Room
- Off Road Parking & Garage
- Unfurnished
- VIEWINGS SATURDAY 20TH OF JULY BETWEEN 11:00 - 12:00.
- Two Double Bedrooms
- Kitchen with Appliances
- EPC Rating D
- Available End August

Robert Luff & Co is delighted to offer a spacious first floor apartment in Tarring. The property comprises two double bedrooms, living/dining room, kitchen with appliances, shower room, off road parking and a garage. The property is unfurnished and available End of August.

VIEWINGS SATURDAY 20TH OF JULY BETWEEN 11:00 - 12:00.

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

Robert  
Luff & Co  
Sales | Lettings | Commercial





## Accommodation

### Communal Entrance

Stairs leading to the first floor.

### Entrance Hall

Electric heater. Entryphone system. Doors leading to:

### Living/Dining Room 19'6" x 18'0" (5.94 x 5.49)

Double aspect double glazed windows. Two electric heaters. Laminate flooring. Shelving with spotlighting. Storage cupboard housing the hot water tank. Doorway leading to:

### Kitchen

Double glazed side aspect window. Matching wall and base units incorporating the single sink and drainer. Built in electric oven and microwave. Four ring electric hob and extractor fan above. Fridge/freezer. Dishwasher and washing machine.

### Bedroom One 12'0" x 10'8" (3.66 x 3.25 (3.65 x 3.24))

Double glazed side aspect window. Built in two double wardrobes with ample hanging and storage space. Electric heater.

### Bedroom Two 9'9" x 9'9" (2.97 x 2.97)

Double glazed side aspect window. Built in sliding door double wardrobe. Electric heater.

### Shower Room

Walk in double shower cubicle. Pedestal wash hand basin. Low level WC. Towel radiator.

### Outside

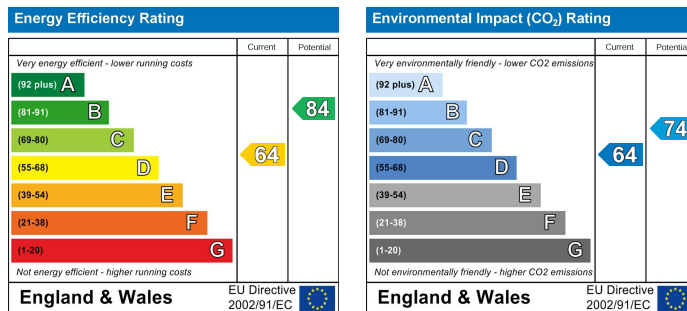
Communal gardens and garage in compound.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk



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.