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## Description

Robert Luff & Co presents an exceptional opportunity to rent a stunning one-bedroom ground floor garden flat boasting 581 sqft of internal space. This apartment epitomizes luxury living with its exquisite interiors, crafted to the highest standards, promising a blend of modernity and style just moments away from the bustling town center.

Residents will enjoy access to a dynamic building equipped with a private health club, featuring a gym, invigorating pool, soothing sauna, and steam room. Additionally, a residents' lounge and beautifully landscaped courtyard offer tranquil spaces for relaxation. Convenience is paramount with dedicated underground parking, ensuring hassle-free access.

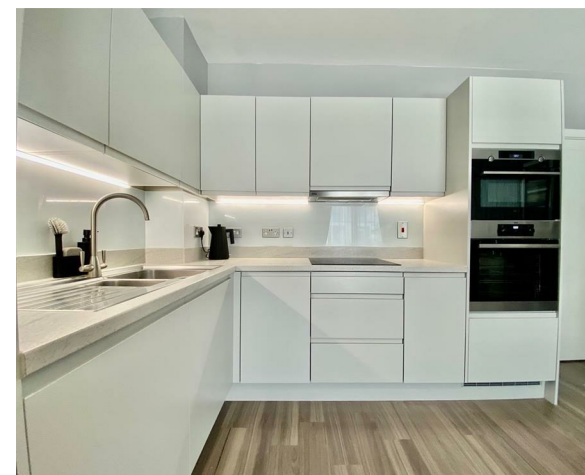
Furthermore, residents benefit from a concierge service, ensuring security and peace of mind.

Private accompanied viewings with Robert Luff & Co.



## Key Features

- Stunning one bedroom 581 SQFT ground floor flat with high specification interiors
- Own patio garden with further Private resident garden ideal for Al Fresco dining
- Residents lounge
- Direct access to beach
- Exclusive development
- Concierge service
- On site gym with pool, sauna and steam room
- Allocated parking
- Fully integrated kitchen
- Viewing essential



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Hall

Lounge  
5.28 x 3.95 (17'3" x 12'11")

Primary Bedroom  
5.43 x 3.10 (17'9" x 10'2")

Patio Garden



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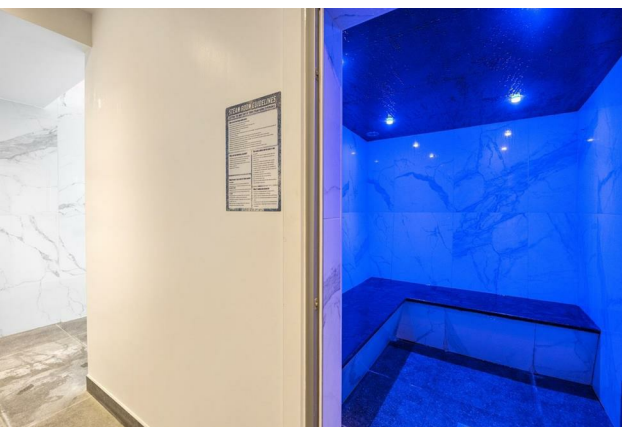
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Floor Plan Brighton Road



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	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.