



£1,250

## Lansdowne Road, Worthing

- Purpose Built Apartment
- Two Double Bedrooms
- Balcony
- Modern Kitchen & Bathroom
- Popular West Worthing Location
- EPC Energy Rating D (64)
- Council Tax Band - B

Robert Luff & Co Lettings are delighted to offer this modern apartment located in a popular West Worthing location. The accommodation comprises; lounge with balcony, two bedrooms, kitchen, modern bathroom and separate WC. Local shops, the seafront and West Worthing station can all be found within easy reach.

Available Beginning of May.

OPEN DAY 29th APRIL ! CALL TO BOOK IN!!

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## Accommodation

### ENTRANCE

**Communal Entrance Hall**  
Lift and stairs to second floor

**Door to:-**

**Entrance Hall**  
Two storage cupboards

**Bathroom**  
White suite comprising of panel enclosed bath with shower over and shower screen, vanity wash hand basin with storage, extractor fan, heated towel rail, tiled walls and flooring

**Separate W.C**  
W.C, heated towel rail, partially tiled walls

**Bedroom One 13' x 10'1" (3.96m x 3.07m)**  
Radiator, built in wardrobe with hanging and shelving, double glazed window to rear aspect

**Bedroom Two 10'11" x 8'11" (3.33m x 2.72m)**  
Radiator, built in wardrobe with hanging and shelving, double glazed window to rear aspect

**Kitchen 14'4" x 7'5" (4.37m x 2.26m)**  
Range of matching wall and base units, one and a half bowl stainless steel sink unit with mixer tap and drainer inset into worksurface, four ring gas cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler, double glazed window to side aspect

**Lounge 19'10" x 11'2" (6.05m x 3.40m)**  
Television point, two radiators, double glazed window to rear aspect, double glazed door providing access to:-

**Balcony**





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		64	71
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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