



Chapel Road, Worthing



PCM
£925 PCM

- One Bedroom Flat
- Open plan Lounge/Kitchen
- Modern Bathroom
- Situated in Worthing Town Centre
- EPC Rating - C (78)
- AVAILABLE NOW

Robert Luff and Co are delighted to offer to the market, this modern second floor flat, situated in Worthing town centre, close to local shopping facilities, restaurants, the sea front, bus routes, and mainline station. Accommodation comprises of open plan lounge/kitchen, One bedroom and bathroom. AVAILABLE NOW

**Robert
Luff & Co**
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T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Accommodation

Entrance Hall

Entry phone system. Storage Cupboard

Lounge 16'4" x 12'9" (5 x 3.9)

Triple aspect double-glazed bay window. Radiator. TV point. Further window.

Kitchen

A range of base and wall units. Modern work tops. Built in oven with gas hob. Space for fridge/freezer. Space and plumbing for washing machine. Cupboard housing modern boiler. Spotlights.

Bedroom One 11'9" x 9'2" (3.6 x 2.8)

Double-glazed window. Spotlights

Bathroom

Modern tiled walls and floor. Heated towel rail. Modern bath with shower. Pedestal hand wash basin. Low level flush WC.

Tenure

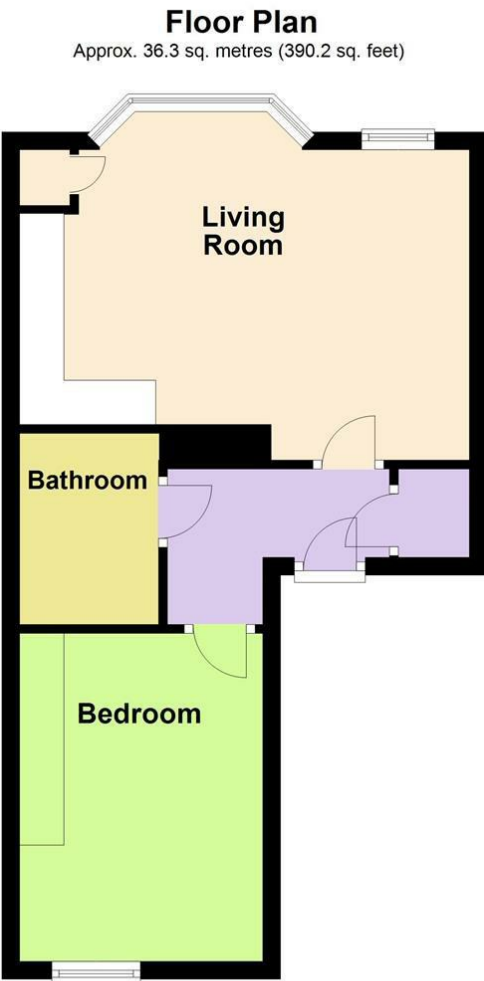
Ground Rent £250 Per annum, Maintenance £1200 Per annum



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

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Total area: approx. 36.3 sq. metres (390.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.