

Robert Luff & Co Lettings are pleased to offer this well-presented two bedroom first floor flat, ideally situated within easy reach of West Worthing station and local shops. The property benefits from its own private entrance, a spacious lounge, separate fitted kitchen, two good size bedrooms and a bathroom.

Further features include a private garden, offering outdoor space rarely found with flats of this kind. Available from the beginning of April, this property would make an ideal home for a professional couple or small family. Early viewing is highly recommended.

Available middle of June

Robert & Co
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Accommodation

ENTRANCE

Frosted double glazed door with stairs to first floor. Door to:-

Kitchen 13'11 x 10'1 max (4.24m x 3.07m max) Matching wall and base units. Stainless steel sink unit inset into worksufaces with mixer tap and drainer. Four ring elect oven. Space and plumbing for washing machine. Space for further appliance. Partially tiled walls. Electric radiator. Double glazed window to rear aspect.

Inner Hallway

Split level. Electric radiator.

Bathroom

White suite comprising; panel enclosed bath with shower over and shower screen. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Extractor fan. Partially tiled walls. Two frosted double glazed windows.

Bedroom One 11'4 x 11'0 (3.45m x 3.35m)

Fireplace surround. Fitted cupboard with hanging and shelving. Electric radiator. Double glazed window to rear aspect.

Bedroom Two 8'10 x 5'3 (2.69m x 1.60m) Double glazed window to front aspect.

Lounge 15'2 x 12'5 max (4.62m x 3.78m max) Electric radiator. Double glazed bay window to front aspect.

Garden

Located to rear. Part laid to lawn.





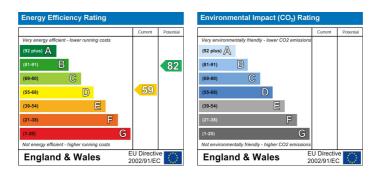






Ground Floor
Approx. 3.4 sq. metres (36.1 sq. feet)

Total area: approx. 65.1 sq. metres (700.3 sq. feet)



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