



£1,325

Canterbury Road, Worthing

- First Floor Flat
- Two Bedrooms
- Garden
- Close to Station & Shops
- Available Middle of June
- EPC Energy Rating D (59)
- Council Tax Band - B

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

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



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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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