

# COMING SOON

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Per Calendar Month  
£1,295 Per

## Aglaia Road, Worthing

- Ground Floor Flat
- Two Double Bedrooms
- Own Rear Garden & Front Garden
- Garage
- EPC Energy Rating D (60)
- Newly refurbished throughout
- New Flooring
- Viewing essential
- Available June 2025

ROBERT LUFF & CO ARE OFFERING FOR RENT A refurbished two double bedroom ground floor flat, offering spacious accommodation with the added benefit of both front and rear private gardens. Located in a highly sought-after area, the property is conveniently positioned close to the seafront and the shops and amenities of Goring Road.

The accommodation comprises an entrance hall, a reception room, two bedrooms, a fitted kitchen, and a modern shower room. The property further benefits from gas central heating, double glazing, and a private garage—ideal for parking or storage.

Recently redecorated throughout and featuring new flooring, the flat is presented in excellent condition and is available from June 2025.

Viewing is essential

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

Entrance porch with further door to

### Entrance Hall

Firing cupboard with radiator, display units, radiator.

**Lounge 16'11" (to centre of bay) x 12'9" max**  
**(5.16m (to centre of bay) x 3.89m max)**

Double glazed bay window, radiator, fire place surround with electric fire.

**Kitchen 9'8" x 8'11" (2.95m x 2.72m)**

Brand new vinyl flooring, built in cupboards, radiator, door to rear garden, double glazed window, An electric cooker will be supplied.

**Bedroom One 13'3" x 12'8" (4.04m x 3.86m)**

Two radiators, built in cupboard, door to rear garden.

**Bedroom Two 12'11" x 9'11" (3.94m x 3.02m)**

Brand new carpet, radiator, double glazed bay window.

### Shower Room

Step in shower cubicle, wash hand basin, radiator, double glazed window.

### Seperate W.C

W.C, double glazed window.

### Outside

Enclosed rear garden with direct access from the flat, Front garden

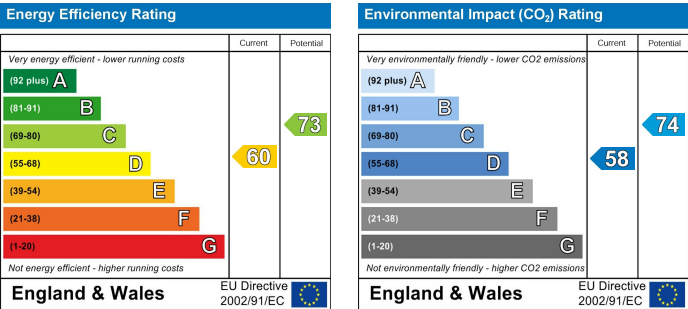
### Garage



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