

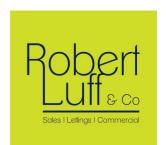
£1,250 Per Calendar Month

- Will be Refurbished
  OCTOBER 2025 Garden Flat
- Close to local shops
- EPC Energy Rating D (65)
- One / Two Bedrooms
- Close to Mainline Station
- STOCK PHOTOS PROPERTY
   CURRENTLY BEEN

  REFURBISHED

Robert Luff & Co are delighted to offer 'to let 'this beautifully presented refurbished ground floor flat ideally situated in this sought after West Worthing location close to local shops, restaurants, the seafront, bus routes and the mainline station. Accommodation offers entrance porch into entrance hall, stunning open plan refitted kitchen / lounge, modern shower room, and two double bedrooms.

Other benefits include a private West facing rear garden.





## **Accommodation**

# Communal Entrance

Door into flat.

#### Entrance Hall

Original ornate coving, leading through into:

#### Living Area 18'3" x 10'4" (5.56m" x 3.15m")

Sash window to side aspect, radiator, feature fireplace, built in storage cupboard with shelving, wall mounted boiler, skimmed ceiling, double glazed french doors leading out to the West facing garden.

#### Kitchen Area 10'2" x 5'5" (3.10m" x 1.65m")

Open plan with double glazed window to rear aspect, stainless steel sink unit inset to marble effect work surfaces with designer contemporary flexible mixer tap and drainer, matching range of matte wall and base units, built in oven, four ring gas hob, space for fridge freezer, integrated washing machine, tiled wood effect flooring, extended breakfast bar with designer lighting above, skimmed ceiling with spotlights.

## Newly Fitted Shower Room

Double glazed window to rear, wash hand basin with mixer tap inset to vanity unit with low level flush W.C, large walk-in glass shower enclosure with mains double headed shower, chrome heated towel rail, skimmed ceiling, extractor fan, chrome spotlights.

## Bedroom One 15'4" x 11'2" (4.67m" x 3.40m")

Feature sash bay window to front, radiator, TV point, telephone point, picture rail and original coving.

## Bedroom Two 12'3" x 9'3" (3.73m" x 2.82m")

Original sash window to rear, feature fireplace with tiled insert and cast iron surround, radiator, picture rail, ceiling rose and original coving.

#### Private Rear Garden

Feature enclosed West facing rear garden with rear access, being mainly laid to lawn with patio and attractive borders.

#### AGENTS NOTE

STOCK PHOTOS - PROPERTY CURRENTLY BEEN REFURBSHED





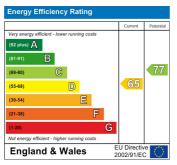


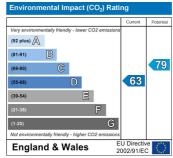












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