



£1,750

## Prospect Place, Worthing

- Flint Fronted Town House - SHORT TERM LET
- Spacious Lounge/Diner
- Modern Kitchen
- Town Centre Location
- Close to beach
- Four Double Bedrooms
- Viewing essential
- Close To Seafront
- Council Tax Band - C
- EPC Rating - D

A beautifully presented Grade II listed four-storey flint-fronted period home, ideally located in the heart of Worthing, close to the town centre, seafront, restaurants, shops, bus routes, and the mainline station.

The property offers a spacious open-plan lounge/dining area and a modern fitted kitchen. Across the upper three floors are four double bedrooms and a spacious bathroom.

Additional benefits include a courtyard garden, attractive views from the upper floors, and a wealth of charming period features throughout.

OFFERED FURNISHED OR UNFURNISHED OPTION

6 Month Let ONLY

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial





## Accommodation

Front door with glass inserts to:

### Open Plan Lounge/ Dining Room 21'9" x 14'6" (6.65 x 4.42)

Period sash windows to front and rear. Recess shelving areas and cupboards. Tiled floor. Large understairs storage cupboard housing electric and gas meters. Two wall light points.

### Kitchen 12'3" x 6'9" (3.75 x 2.08)

Range of high gloss fitted base and wall units. Wood effect working surfaces incorporating a contemporary style black one and a half bowl sink with mixer tap. Fitted electric double oven and four ring electric hob. Extractor fan. Down lights. Space and plumbing for washing machine. Tiled splashback. Space for fridge/freezer. Large attractive double glazed pitched skylight. Wooden three panel bi-folding doors to court yard garden.

### Court Yard Garden

Tiled floor. Gate for rear access.

### First Floor Landing

Stairs from ground floor to first floor landing. Exposed wood flooring. Radiator. Door to:

### Bathroom 10'6" x 7'8" (3.20m x 2.34m)

Panel enclosed bath with mixer tap. Wash hand basin with mixer tap. Large curved shower with glass screen and door. Fitted shower rainfall head and separate attachment. Low level flush WC. Tiled splashbacks. Sash windows with obscure sea view. Radiator. Airing cupboard with slatted shelves.

### Bedroom One 14'6" x 10'6" (4.42 x 3.22)

Attractive bedroom with sash cord window with westerly aspect. Flower box. Radiator. Picture rail. Fireplace with tiled insert. Recess shelves.

### Second Floor Landing

Stairs to second floor. Sash cord window. Door to:

### Bedroom Two 14'4" x 10'6" (4.39m x 3.22m)

Westerly aspect sash window. Radiator. Exposed wood flooring. Picture rail.

### Bedroom Three 10'7" x 9'4" (3.25m x 2.87m)

Picture rail. Radiator. Sash window with views of Worthing's popular pier and the sea. Shelled recess area and hanging area.

### Third Floor Landing

Further stairs leading up to third floor. Door to:

### Bedroom Four 12'11" x 12'1" (3.96m x 3.70m)

Velux double glazed window with blind. Sea views. Further double glazed window with westerly aspect.



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

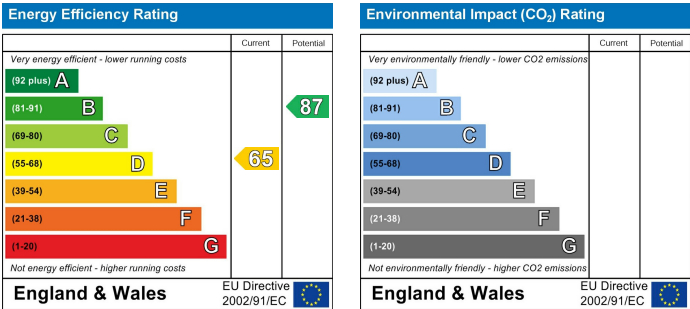
T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Prospect Place



Approximate Gross Internal Area = 114.34 sq m / 1230.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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.