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Description

Robert Luff Lettings are delighted to present this first-floor one-bedroom flat, conveniently located on New Broadway, Tarring Road.

This property features an open-plan lounge and kitchen, a spacious double bedroom with a built-in wardrobe, and an en-suite shower room with W.C.

Ideally situated close to a range of local shops and amenities, including a Co-Op just next door, the flat also benefits from excellent transport links — West Worthing railway station is just a short walk away, and regular bus services stop right outside, providing easy access to Worthing town centre and surrounding areas.

Key Features

- First-floor one-bedroom flat
- Open-plan lounge and kitchen
- EPC Energy Rating D (60)
- Bus routes on the doorstep
- Fair condition
- Own private entrance
- Double bedroom with built-in wardrobe
- Local shops and amenities nearby
- Close to West Worthing station





Private Front Door

Being half glazed leading to entrance reception area and stairs to first floor flat.

Landing Area

Built in airing cupboard housing tank with immersion heater. Plumbing for washing machine.

Open Plan Lounge / Kitchen 5.84m x 3.00m max (19'2" x 9'10 max)

Kitchen Area:

Single drainer stainless steel sink unit, Good selection of fitted base cupboards with work surface over incorporating cupboards and drawers, Space for domestic appliance, Electric oven, Electric hob with fan over, Eye level wall mounted storage, Some tiling.

Lounge Area:

Electric panel heater, Door to:-

Bedroom

**2.97mmax x 2.79m (9'9"max x
9'2")**

Double built in wardrobe storage cupboard with shelf and hanging rail, Electric panel heater, Door to:-

Shower Room / W.C

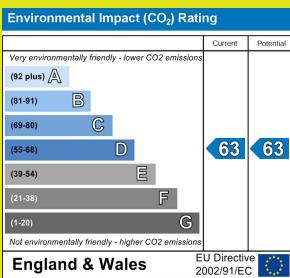
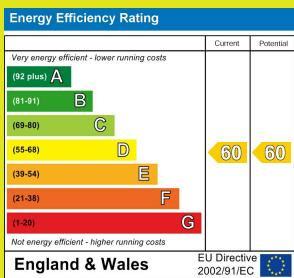
Good size step in shower area in tiled recess, Wash hand basin, Low level close coupled W.C, Some tiling, Return to hallway.

Agents note

The rear of the building does back onto the rail line therefore noise from passing trains is to be expected.



Floor Plan Tarring Road



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.