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## Description

ROBERT LUFF & CO are delighted to offer for rent a newly refurbished TWO BEDROOM TOP FLOOR flat located just off Worthing seafront. Offering easy access to Worthing seafront with its delightful seafront walls and recreational hobbies.

The property is also ideally situated for anyone wanted to live and work in the centre of this vibrant and bustling seaside town.

Comprising entrance hall, Westerly aspect lounge, newly appointed integrated kitchen, bathroom suite, new flooring, newly redecorated throughout.

The development has a total of five available units with price points between:

## Key Features

- LARGE TWO BEDROOM TOP FLOOR FLAT
- DINING KITCHEN
- NEW CARPETS
- EASY ACCESS TO TOWN CENTER
- NEWLY REFURBISHED FLOOR FLAT
- NEW BATHROOM
- CLOSE TO BEACH



[robertluff.co.uk](http://robertluff.co.uk)

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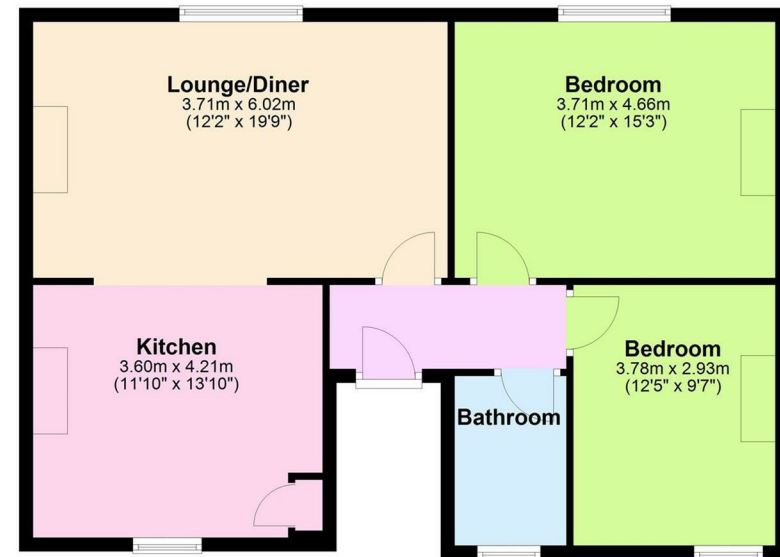
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## Floor Plan West Street

### Floor Plan

Approx. 76.2 sq. metres (820.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 72      | 79        |
| EU Directive 2002/91/EC                     |  |         |           |

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

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.



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