



## Brighton Road, Worthing

PCM  
£1,400 PCM

- Town Centre Maisonette
- Three Bedrooms
- Living Room
- Bathroom
- Gas Central Heating
- EPC Rating D
- Unfurnished
- Available End of February

Robert Luff & Co is delighted to present this spacious three-bedroom maisonette, ideally located in the heart of Worthing Town Centre. Situated just a stone's throw from the seafront, Steyne Gardens, and a wide range of local shops, this property offers the perfect balance of convenience and coastal living.

The accommodation is arranged over two floors and features a bright and airy living room, a well-appointed kitchen, three generously sized bedrooms, and a family bathroom. Additional benefits include gas central heating to keep you warm during the cooler months.

Offered unfurnished and available for immediate occupation, this home is perfect for professionals, families, or those looking to enjoy all that Worthing has to offer.

AVAILABLE NOW

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

### Entrance Hall

Skylight. Stairs leading to the 2nd floor. Double radiator.

### Living Room 11'9" x 11'9" (3.58 x 3.58)

Double glazed front aspect window. Radiator.

### Kitchen

Side aspect window. Matching wall and base units incorporating the built in electric oven, four ring gas hob and extractor hood. Stainless steel sink and drainer with a mixer tap. Space for washing machine and fridge/freezer.

### Bathroom

White suite comprising a paneled bath with a shower attachment and glass shower screen. Low level WC. Pedestal wash hand basin. Radiator. Side aspect window.

### Second Floor Landing

Double glazed side aspect window. Built in storage cupboard. Radiator.

### Bedroom One 11'9" x 11'8" (3.58 x 3.56 (3.59 x 3.55))

Double glazed front aspect window. Radiator.

### Bedroom Two 12'4" x 7'10" (3.76 x 2.39 (3.77 x 2.40))

Two side aspect windows. Built in storage cupboard. Radiator.

### Bedroom Three 12'2" x 7'3" (3.71 x 2.21)

Double glazed rear aspect window. Radiator.



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