



3



1



1



C



Description

ROBERT LUFF & CO presenting a delightful flat for rent.

Step into this stunningly spacious THREE BEDROOM FIRST FLOOR FLAT, a true gem in the heart of town. Boasting a prime location just moments away from Worthing's vibrant town center, this bright split-level home offers an ideal blend of convenience and comfort.

Upon entry, you're greeted by a welcoming interior, with an internal stairway leading to a half landing featuring a generous double bedroom and a family bathroom. Ascend to the first floor to discover two additional double bedrooms, a newly fitted kitchen, and a delightful West-facing lounge, perfect for soaking in the afternoon sun on a summers day.

With its proximity to shops, restaurants, schools, parks, bus routes, and the mainline station, this property offers unparalleled convenience for modern living. Don't miss out on this opportunity – book your viewing today and secure your chance to call this remarkable home.

EARLY VIEWING ESSENTIAL - AVAILABLE AUGUST 2026

WITH PARKING FOR ONE CAR.



Key Features

- Stunning First Floor Flat WITH PARKING FOR ONE CAR
- Allocated Parking
- Modern Fitted Kitchen with appliances
- Council Tax Band - B
- Modern neutral decor
- Three Double Bedrooms
- Spacious Lounge/ Diner
- EPC Rating - C
- Highly popular location



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Communal Entrance

Period front door to communal entrance. Stairs to first floor. Part glazed door to:

Entrance Hallway

Period corbells. Radiator. Coving. Storage cupboard.

Lounge

4.79 x 3.61 (15'8" x 11'10")

Double glazed bay window to front. Period coving. Radiator.

Kitchen

4.25 x 1.84 (13'11" x 6'0")

Range of high gloss grey fronted base and wall units. Electric fitted oven. Four ring gas hob with extractor fan over. Space for appliances. Cupboard enclosed Baxi boiler. Radiator. Double glazed window with Westerly aspect. Marble effect working surfaces. Glass splashback. Space for fridge/freezer. Coving. Down lights.

Bedroom One

3.83 x 3.59 (12'6" x 11'9")

Double glazed window. Coving. Radiator.

Bedroom Two

4.20 x 3.44 (13'9" x 11'3")

Double glazed window. Radiator. Coving.

Bedroom Three

3.19 x 2.26 (10'5" x 7'4")

Double glazed window. Coving. Loft hatch. Radiator

Bathroom

Panel enclosed bath with mixer tap and fitted overhead rainfall shower head and separate shower attachment. Basin with mixer tap. Low level flush WC. Frosted double glazed window. Tiled walls. Down lights. Extractor fan.

Tenure

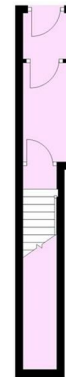
Leasehold - Share Of Freehold

Roughly 79 years remaining of a 99 year lease.

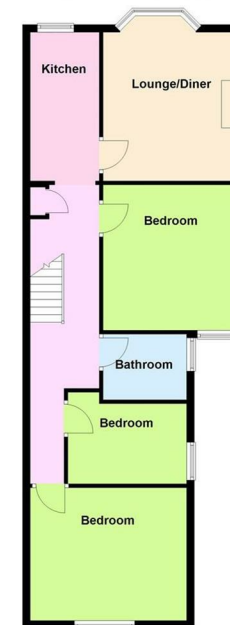


Floor Plan Christchurch Road

Ground Floor
Approx. 9.8 sq. metres (105.9 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.6 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		71	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co