



PCM  
£1,050 PCM

## Warwick Gardens, Worthing

- Well Presented First Floor Flat
- Large Double Bedroom
- Open Plan Lounge / Dining Room
- Just off the Seafront
- AVAILABLE FOR JULY OCCUPATION.
- Central Worthing Location
- Modern Kitchen
- EPC Rating C (79)
- Close to Local Shops & Amenities

Robert Luff & Co are delighted to offer to let this well-presented first-floor flat, ideally located in the heart of Worthing town centre. Just a stone's throw from the seafront and within easy reach of shops, restaurants, parks, bus routes, and Worthing mainline station, this property offers both comfort and convenience.

The accommodation features a welcoming entrance hall, a spacious open-plan kitchen/living/dining area, a large double bedroom, and a modern bathroom. Offered in excellent condition throughout, this flat is perfect for professionals or couples seeking stylish living in a prime location.

AVAILABLE FOR JULY OCCUPATION.

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

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## Accommodation

### Communal Entrance

Communal front door to communal hallway.

Personal hardwood front door opening to:

### Entrance Hall

Door opening to cupboard which houses central heating boiler and electric meters and door to following rooms:

### Open Plan Lounge / Kitchen 12'7" x 10'3" (3.84 x 3.14)

#### Lounge Area 12'6" x 10'0" (3.81m x 3.05m )

Rear aspect via sash window, radiator, power points, entry phone system to communal front door, laminate flooring, opening to:

#### Kitchen Area 8'6" x 7'0" (2.59m x 2.13m)

Comprising of single drainer, single bowl stainless steel sink with mixer taps set in granite effect roll edge work surface with complimentary cupboards and drawers below, extractor canopy above, integrated fridge freezer, range of matching eye level shelved units, part tiled walls, power points.

#### Bedroom One 12'6" x 11'0" (3.81m x 3.35m )

Side aspect via sash window, radiator, power points.

### Bathroom

Comprising of white panelled bath with mixer tap and shower hose attachment, with glass screen, matching pedestal wash hand basin and low level flush W.C, wall mounted chrome heated towel rail, tiled walls and floor, frosted sash window, fitted mirror and shaver point.

### Tenure

Leasehold with 125 year lease.

### Maintenance

£800 per annum to include water rates.

Ground Rent - £150 per annum.

### Agents Notes

In accordance with the Estate Agency Act 1979, the vendor of this property is related to a member of staff of Robert Luff & Co.

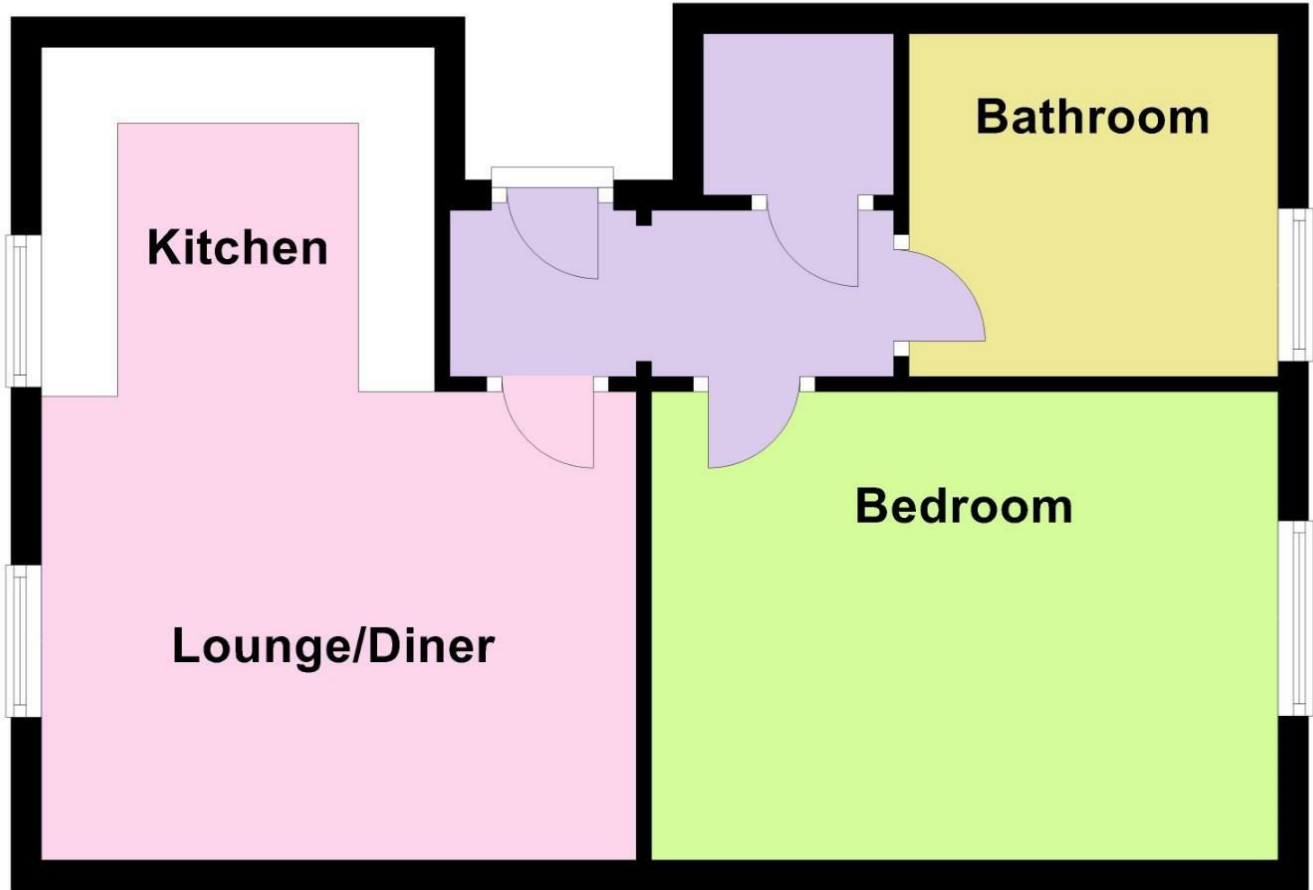


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## Floor Plan



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.