



£1,250

## St. Botolphs Road, Worthing

- Two Bedrooms
- Kitchen/Breakfast Room
- Balcony
- Easy access to station, seafront and main shopping districts
- Living Room
- Shower Room
- EPC Energy Rating C (71)
- VIEWINGS SATURDAY 11TH OF OCTOBER 11:00 - 12:00

ROBERT LUFF & CO are delighted to offer for rent

A TWO BEDROOM SECOND FLOOR BALCONY FLAT, OFFERED ON A FURNISHED / PART FURNISHED BASIS DEPENDING ON TENANT REQUIREMENTS. COMPRISING TWO DOUBLE BEDROOMS, DINING, KITCHEN, SHOWER ROOM, CENTRAL WORTHING LOCATION.

The property boasts an excellent location, providing easy access to a range of local amenities including shopping facilities, parks, and public transport links, with bus routes and the West Worthing mainline train station nearby. Commuters will also appreciate the convenient access to major roads, such as the A259 and A27.

VIEWINGS 11th OCTOBER 11:00 - 12:00 PLEASE CALL TO BOOK IN!!

AVAILABLE NOVEMBER 2025

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

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
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Floor Plan



| 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                      | 73        |
|                                             |  | 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.