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Virtually Staged

Description

TWO BEDROOM SECOND FLOOR NEW BUILD FLAT IN CENTRAL WORHTING - MUST SEE

ROBERT LUFF & CO is introducing an exclusive new development on Graham Road, in the heart of central Worthing, West Sussex — a beautifully crafted collection of contemporary one and two-bedroom luxury apartments, alongside a stunning penthouse residence.

Designed with modern living in mind, each home offers a perfect blend of style, comfort, and efficiency. The apartments feature fully integrated, high-specification kitchens with sleek cabinetry and premium appliances, ideal for both everyday living and entertaining. Bathrooms and shower rooms are finished to an exceptional standard, showcasing elegant fittings and contemporary design.

Throughout each property, you'll find brand-new flooring and plush carpets, creating a warm and inviting atmosphere. New double glazing enhances both energy efficiency and sound insulation, while a modern electric heating and water system ensures reliable and cost-effective performance year-round.

Thoughtfully designed LED lighting runs throughout, providing a clean, energy-efficient finish that complements the modern interiors.

Perfectly positioned in central Worthing, this development offers convenient access to local amenities, transport links, and the seafront — making it an ideal choice for professionals, downsizers, or those seeking a stylish coastal home.

This is a rare opportunity to secure a high-quality, newly built residence in one of West Sussex's most desirable locations.



Key Features

- STUNNING TWO BEDROOM APARTMENT IN CENTRAL WORHTING
- MODERN NEUTRAL DECOR THROUGHOUT
- EARLY VIEWING ESSENTIAL
- INCLUDES BROADBAND
- SHOWER ROOM
- OPEN PLAN DINING KITCHEN
- NEW FLOORING
- EPC RATING D (65)
- BATHROOM
- SOUTHERLAY ASPECT - AVAILABLE NOW



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Agents Note

Important Notice Regarding Photographs: Please note that the images used in this listing are staging photographs intended to illustrate the potential layout and presentation of the property. The actual rooms and finishes may vary from what is shown. Prospective tenants are encouraged to arrange a viewing to see the property in its current condition.



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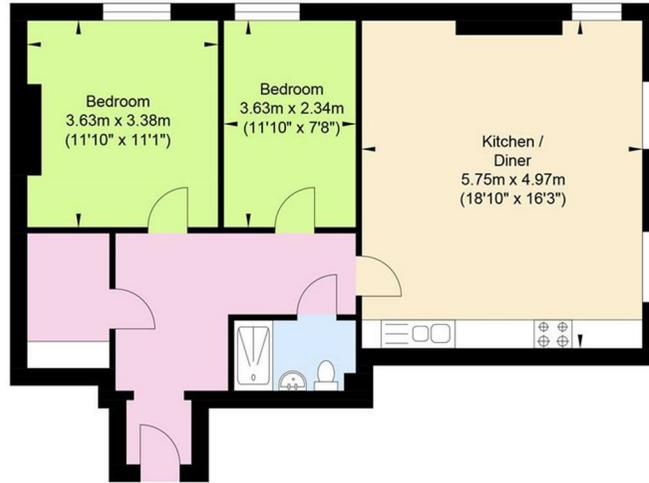
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Floor Plan Graham Road

Montague Street



First Floor
 Approximate Floor Area
 730.33 sq ft
 (67.85 sq m)

Approximate Gross Internal Area = 67.85 sq m / 730.33 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			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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