



## Orme Road, Worthing



£1,300 Per  
Calendar Month

- AVAILABLE APRIL 2026
- Allocated Parking Space
- Close To Train Station
- Lounge / Open plan kitchen
- Two Double Bedrooms
- Two Bathrooms - main bathroom and En-suite shower to primary
- EPC Rating B
- Allocated parking space for one car

Robert Luff & Co Lettings are pleased to present to market this two bedroom first floor flat in a purpose built block at Kings Quarter, Orme Road, Worthing.

The property is located near to the train station for those needing to commute. It is modern throughout and offers two good sized bedrooms with two bathrooms.

Appliances are integrated and the property benefits from central heating with an entry phone system to provide that added layer of security. Allocated parking is included for tenants which is located to the rear of the property. Don't miss out on this sought after property!

AVAILABLE APRIL 2026

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## Accommodation

### Communal Entrance Hall

With stairs leading to first floor landing, front door into:

### Hallway

Radiator, thermostat, intercom entrance phone, two storage cupboards housing gas boiler installed in 2018.

### Kitchen / Lounge 24'43x11'38 (7.32mx3.35m)

Comprises two radiators, TV point, double glazed window to front, telephone point.

### Kitchen Area

A range of matching wall and base units, integrated fridge and freezer, integrated washing machine, stainless steel sink with mixer tap inset into worksurface, four ring gas hob with oven under and extractor over.

### Bedroom One 9'72x13'99 (2.74mx3.96m)

Radiator, double glazed window to front, wardrobe with sliding door housing hanging.

### En Suite

Low level flush W.C, pedestal wash hand basin, large shower cubicle with sliding door, tiled floor and walls, heated towel rail.

### Bedroom Two 8'66x10'29 (2.44mx3.05m)

Radiator, double glazed window to front aspect.

### Bathroom

Panel enclosed bath with mixer shower attachment, pedestal wash hand basin with mixer tap, low level flush W.C, tiled floor, part tiled walls, shaver point.

### Allocated Parking Space

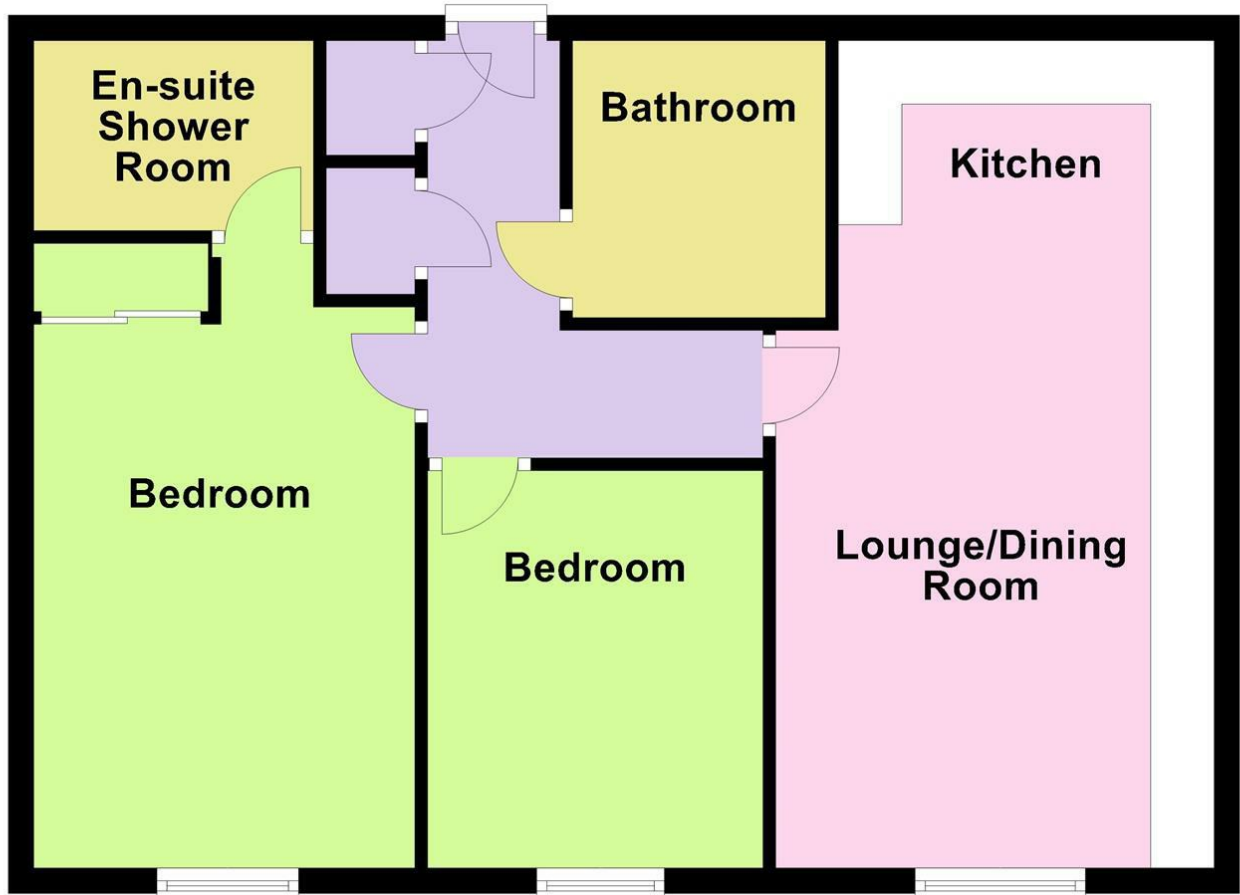


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## Floor Plan



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 services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.