



Clifton Road, Worthing



Per Month
£1,250 Per Month

- FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- EPC RATING - D
- AVAILABLE JULY
- PURPOSE BUILT BLOCK
- COUNCIL TAX BAND - B

Robert Luff & Co are pleased to present this well-appointed two-bedroom first-floor flat, ideally located in the heart of Worthing.

The accommodation comprises two spacious double bedrooms, a bright and welcoming living room, a modern bathroom, and a separate fitted kitchen.

Situated in a highly sought-after central location, the property is within easy reach of Worthing town centre, offering a wide range of shops, restaurants, and amenities. The seafront, local bus routes, and Worthing mainline railway station are also just a short distance away, providing excellent transport links.

Further benefits include a private garage.

Available July 2026.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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

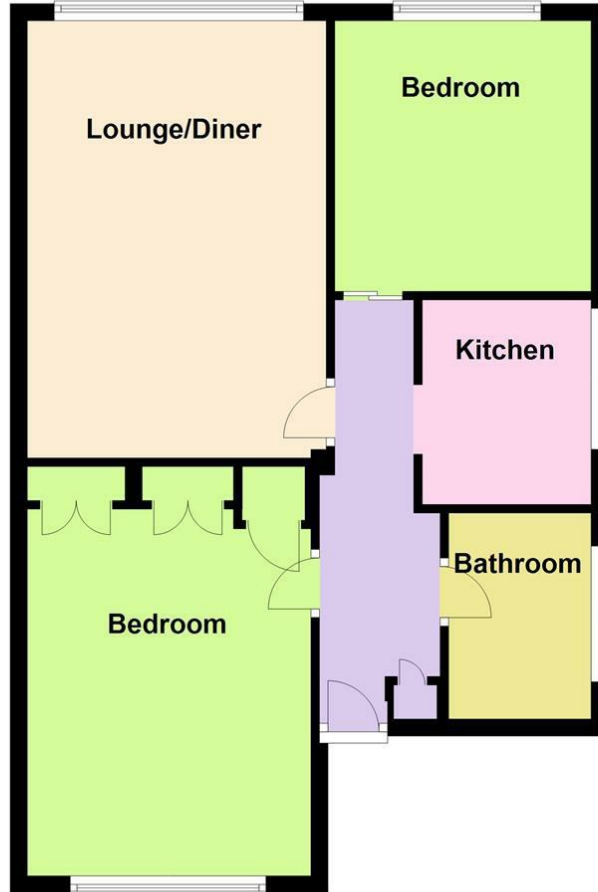


Accommodation



Floor Plan

Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 83 </div>
(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		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.