



Virtual



## Graham Road, Worthing

PCM  
£1,650 PCM

- STUNNING TWO BEDROOM NEW BUILD APARTMENT IN CENTRAL WORTHING
- MODERN NEUTRAL DECOR THROUGHOUT
- EARLY VIEWING ESSENTIAL
- INCLUDES BROADBAND
- NEW MODERN ELECTRIC HEATING AND HOT WATER SYSTEM
- OPEN PLAN DINING KITCHEN WITH FULLY INTEGRATED APPLIANCES
- NEW FLOORING THROUGHOUT
- EPC RATING D (61)
- SPLIT LEVEL ACCOMADATION

TWO BEDROOM NEW-BUILD FOR RENT VIA ROBERT LUFF & CO - COASTAL LIVING AT ITS BEST

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.

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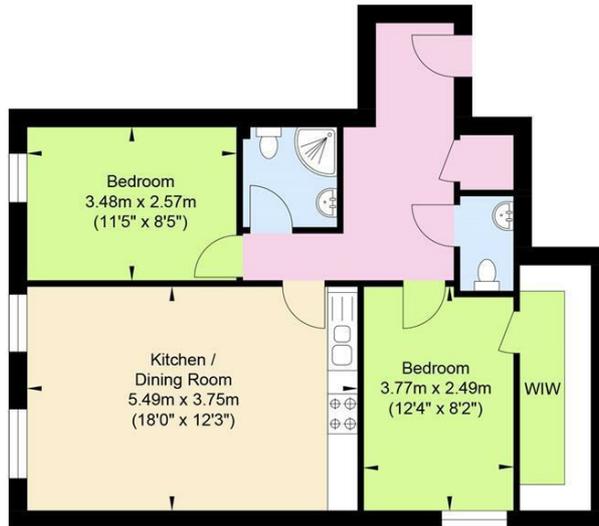
## Accommodation

### Agent 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.



## Montague Street



First Floor  
 Approximate Floor Area  
 638.19 sq ft  
 (59.29 sq m)

Approximate Gross Internal Area = 59.29 sq m / 638.19 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.