



Per Calendar Month  
£1,100 Per

## Lansdowne Road, Worthing

- Ground Floor Flat
- One Double Bedroom
- Private Rear Garden
- Available Now
- EPC Rating E

Robert Luff Lettings are delighted to present to market this one bedroom ground floor flat, ideally situated close to the town centre shops, restaurants, parks, bus routes and with the mainline station nearby. The property benefits from a private rear garden. Available now!

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

### ENTRANCE

Door to:-

### Entrance Vestibule

Decorative coving. Glazed door to:-

### Entrance Hall

Electric heater. Storage cupboard with hanging with storage over. Decorative coving.

### Lounge 18'9 x 13'2 (5.72m x 4.01m)

Fireplace surround. Two electric heaters. Picture rail. Dimmer switch. Dual aspect with double glazed bay window to front aspect and double glazed window to side aspect.

### Bedroom 16'2 x 12'7 (4.93m x 3.84m)

Picture rail. Electric heater. Double glazed window to side aspect.

### Kitchen Area 6'4 x 6'2 (1.93m x 1.88m)

Matching wall and base units. Four ring hob inset with oven under and extractor over. Partially tiled walls. Stripped wooden flooring. Opening to:-

### Further Kitchen Area 8'11 x 7'10 (2.72m x 2.39m)

Matching wall and base units. Stainless steel sink unit inset into worksurfaces with mixer tap and drainer. Under counter fridge. Washing machine. Extractor fan. Partially tiled walls. Double glazed window to rear aspect.

### Bathroom

White suite comprising; Panel enclosed bath with shower over with shower curtain. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Cupboard housing hot water tank with shelving. Partially tiled walls. Dual aspect with frosted glazed window to side aspect and frosted double glazed window to rear aspect.

### Inner Hall

Frosted double glazed door to:-

### Private Rear Garden

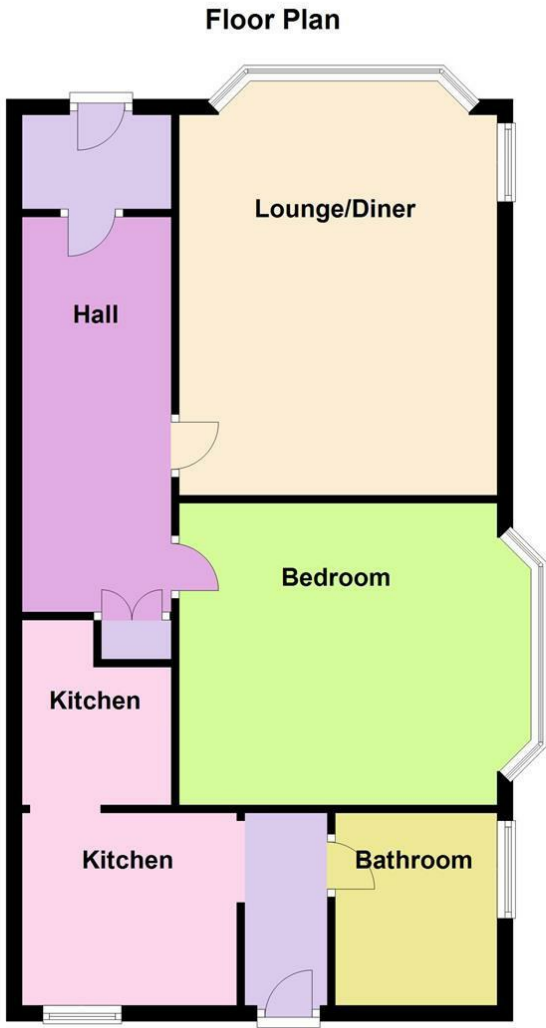
Partially laid to lawn. Partially laid to patio. Wooden shed. Side access.



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| 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                             | 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.