



PCM
£900 PCM

Broadwater Street East, Worthing

- Well-presented first floor flat
- Popular Broadwater Location
- Fitted Kitchen
- Bay Window Seating Area
- Generous double bedroom
- EPC Rating - C
- Close to local shops and amenities

Robert Luff & Co are delighted to offer this well-presented first floor flat to the lettings market, ideally situated in the ever-popular Broadwater area. Conveniently located close to local shops, schools, parks, regular bus routes, and offering easy access to both the A27 and A24, this property is perfectly positioned for commuters and local amenities.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a fitted kitchen, a generous double bedroom, and a contemporary bathroom.

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

Communal Entrance

Communal front door leading to communal hallway. Leading to:

Private Entrance

Private front door with stairs leading to:

Landing Area

Loft storage access, Gas radiator, Entrances into:

Lounge 15'1" (into bay) x 15'1" (4.60 (into bay) x 4.60)

Triple aspect windows with cushioned seating area beneath, Radiator, Electric Fireplace, TV point, WIFI router point.

Bedroom 12'4" x 8'2" (3.78 x 2.50)

South facing double glazed window, Two built in storage cupboards, Internal shelving storage area, Radiator.

Kitchen 8'7" x 8'3" (2.62 x 2.52)

South facing double glazed window, Built in electric oven with four electric hobs, "Ideal" Boiler system, Plumbing for washing machine, Space for a freestanding fridge freezer, Laminate worktop surfaces, Cream wall unit cupboards.

Bathroom

Double glazed frosted window, Panel enclosed bath with overhead shower, Tiled walls, White gloss sink, White gloss WC.



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Total area: approx. 54.0 sq. metres (581.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.