



2



1



1



D



## Description

Situated on St Botolphs Road in Worthing, this 2-bedroom flat is a testament to practicality and comfort. The open-plan lounge and kitchen layout maximizes space, providing a versatile area for both relaxation and socializing. The two double bedrooms offer ample room for residents, with the main bedroom boasting an additional dressing area/storage—a practical solution for keeping things organized. The family bathroom, fitted with contemporary fixtures, enhances daily routines.

The property is FULLY FURNISHED and thoughtfully designed, this flat on St Botolphs Road is a functional yet stylish choice for those seeking convenience in Worthing.

AVAILABLE NOW - PLEASE CALL FOR YOUR PRIVATE ACCOMPANIED VIEWING.



## Key Features

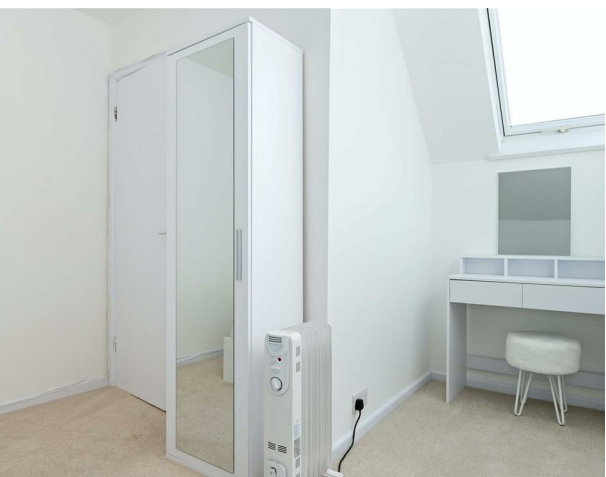
- Two Bedroom Apartment
- Fully Furnished
- Second Floor Flat
- Tree Lined Street
- Tastefully Decorated
- Council Tax Band - B
- EPC Rating - Exempt - This is regulation 25



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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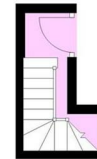
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# Floor Plan St. Botolphs Road

**Floor Plan**  
Approx. 3.3 sq. metres (35.5 sq. feet)



**Floor Plan**  
Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)



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>57</b>	<b>59</b>
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	
(82 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	
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.