



PCM  
£1,350 PCM

## Wordsworth Road, Worthing

- Second Floor Flat
- Two Bedrooms
- Fitted Carpet
- Storage Throughout
- Separate WC
- Allocated Parking Space
- South Facing Balcony
- EPC Rating - D
- Council Tax Band - B
- Available FEB 2026

Robert Luff & Co are delighted to offer to the market this well presented second floor flat situated in the heart of Worthing close to the sea front as well as town centre shops, restaurants, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom. Other benefits include a South facing balcony, an allocated parking space and separate WC.

Available FEB 2026

Can be left with white goods as well as 2 sofas as well!

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## Accommodation

### Entrance Hall

Entry phone system. Electric heater. Storage cupboards. Coving.

### Lounge/Diner 16'5" x 11'10" (5.01 x 3.63)

Electric heater. Dimmer switch. Coving. Double glazed South facing windows and door to balcony.

### Kitchen 10'4" x 5'10" (3.17 x 1.79)

A range of base and wall units including drawers. Basin. Double electric oven. Four ring electric hob. Space for fridge/freezer and washing machine. Tiled splashback. Dual aspect double glazed windows.

### Bedroom One 12'10" max x 11'11" (3.93 max x 3.65)

Electric heater. Built in wardrobe with hanging rail and shelving. Coving. Dual aspect double glazed windows.

### Bedroom Two 9'11" x 9'10" (3.04 x 3.01)

Electric heater. Built in storage cupboard with hanging space and shelving. Dimmer switch. Coving. Double glazed window.

### Bathroom 6'7" x 6'0" (2.03 x 1.83)

Bath with wall mounted electric Triton shower. Pedestal wash hand basin. Part tiled. Wall mounted heated towel rail. Mirror light. Shaver point.

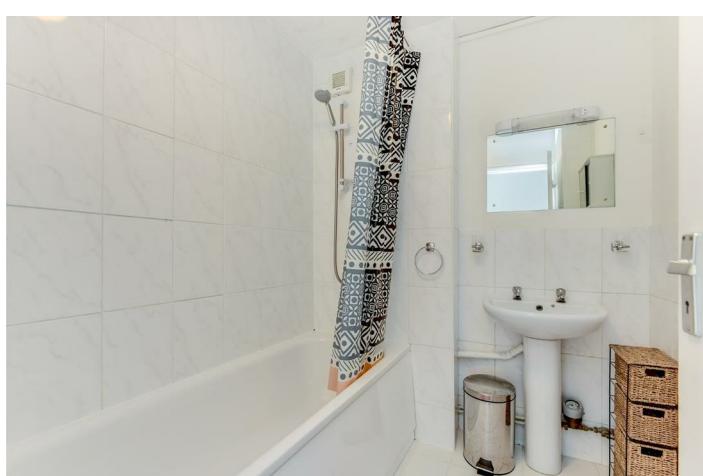
### Separate WC

WC. Part tiled.

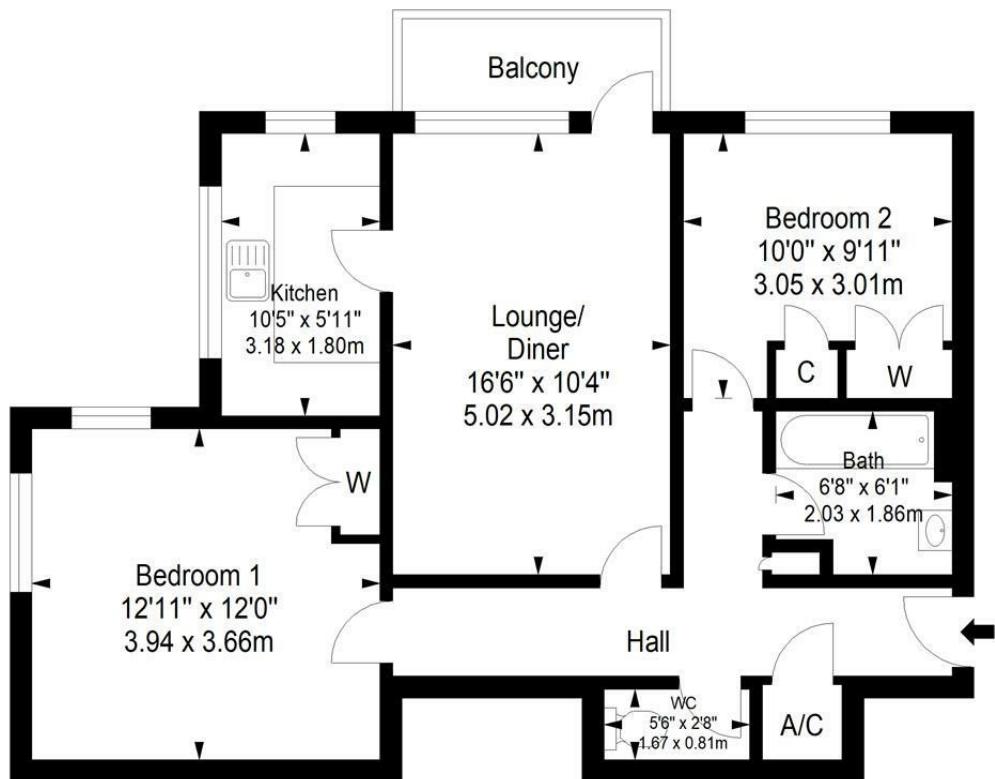
### Balcony

South facing.

### Allocated Parking Space

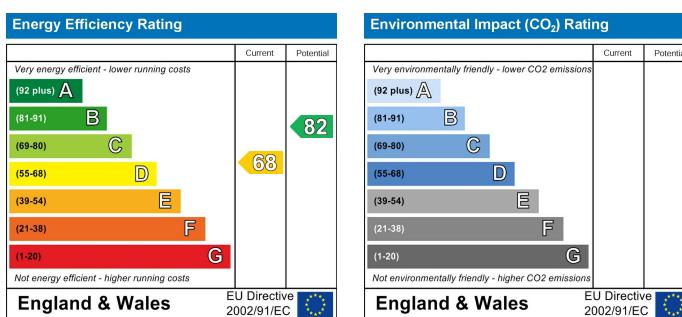


## Second Floor



Approximate gross internal floor area 63.4 sq m/ 682.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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