



PCM
£1,000 PCM

Winchester Road, Worthing

- Ground Floor Flat
- Private Entrance
- Modern Kitchen
- South Facing Lounge/Dining Room
- South Facing Communal Garden
- EPC Rating E
- Council Tax Band A

Robert Luff & Co are pleased to offer to let this ground floor flat to let, ideally located in the heart of Worthing town centre. The property is conveniently situated close to local shops, parks, schools, bus routes and the mainline railway station.

Accommodation comprises a private entrance, double bedroom, bright south-facing lounge/dining room, fitted kitchen and shower room. The property further benefits from access to a south-facing communal garden.

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Accommodation

Double glazed front door to:

Hallway

Coving, storage cupboard, electric meters, throughway to:

Lounge 11'10" x 11'3" (3.63 x 3.45)

Southerly aspect double glazed window, dimplex wall mounted heater, view of the communal ? gardens.

Kitchen 8'4" x 5'8" (2.56 x 1.73)

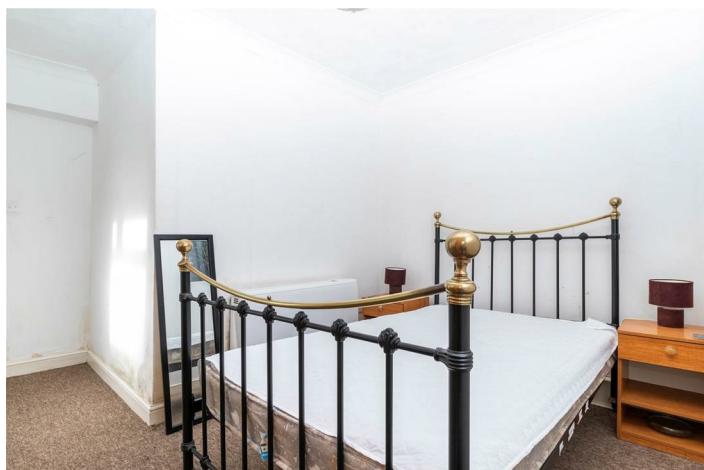
Modern fitted kitchen with shaker style light coloured units with wood effect working surfaces incorporating a stainless steel sink with mixer tap, space and plumbing for washing machine, electric oven, four ring hob and space for fridge, metro brick tiling and double glazed window.

Bedroom 8'0" x 11'6" (2.44 x 3.51)

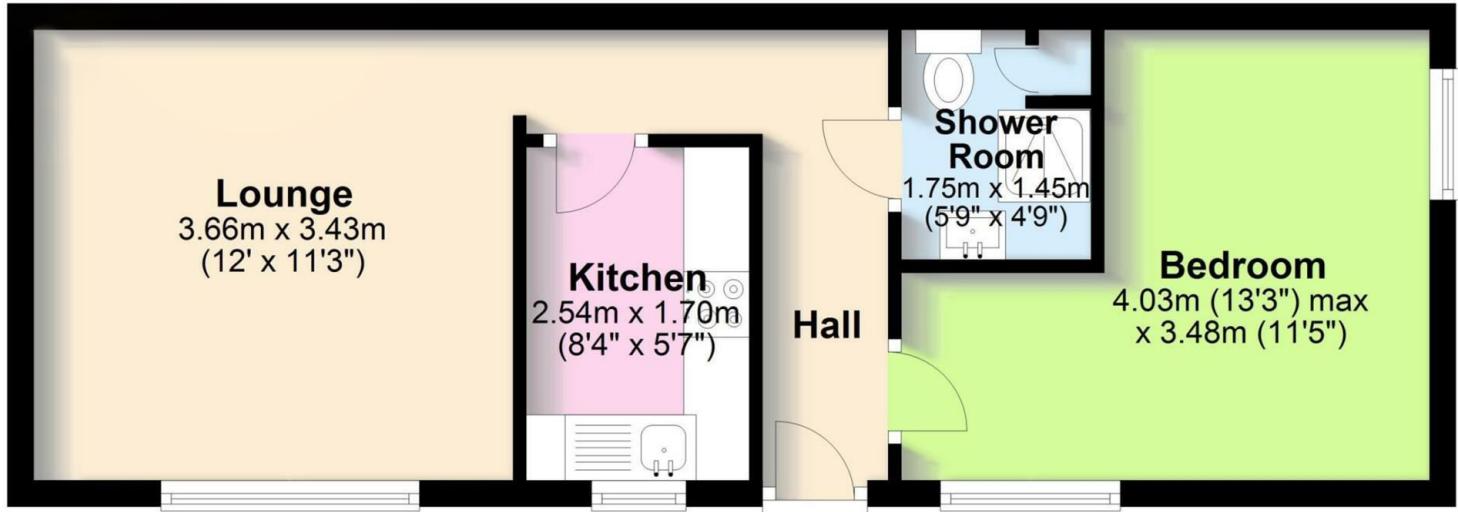
With dual aspect double glazed windows, wall mounted dimplex heater, coving.

Shower Room

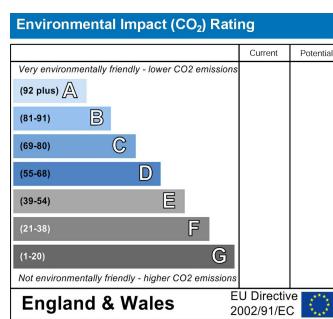
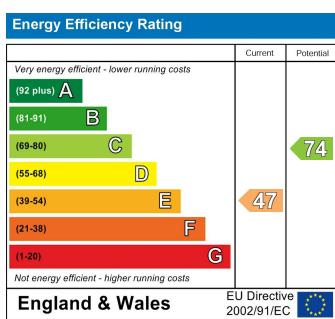
With shower cubicle with sliding door, fitted shower with rainfall head and separate attachment, low flush WC, basin set in vanity unit with mixer tap, metro tiled walls and cupboard with enclosed water heater.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.