



3



1



1



C



## Description

Robert Luff & Co are pleased to offer this well presented Georgian style mid-terrace exclusive home, ideally situated in this quiet cul-de-sac with local shops, beach and mainline station nearby.

Accommodation offers entrance hall, ground floor W.C, through lounge/dining room and fitted kitchen.

To the first floor are three bedrooms, primary bedroom with Juliet style balcony, family shower room The property also benefits from a low maintenance rear garden and garage in compound.

KITCHEN BEING FURNISHED JULY 2026.

CURRENTLY BEING REFURBISHED THROUGHOUT.

WILL ALSO INCLUDE NEW CARPETS.

AVAILABLE AUGUST 2026.



## Key Features

- THREE BEDROOM
- GARAGE
- NEW CARPETS TO BE FITTED
- SOUTHERLY ASPECT
- VIEWINGS WEEK STARTING THE 27TH OF JULY
- IN THE PROCESS OF BEEN REDECORATED
- FITTED KITCHEN
- IN THE PROCCESS OF BEEN REDECORATED
- AVAILABLE AUGUST 2026
- EPC ENERGY RATING C



robertluff.co.uk

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

Robert  
Luff & Co

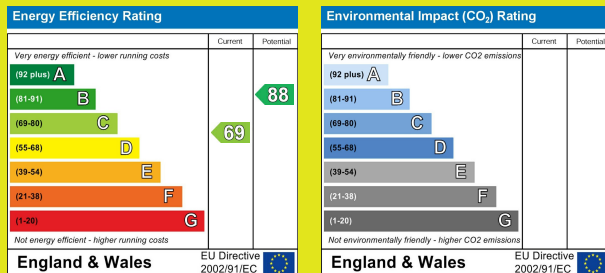


[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co

## Floor Plan Berkeley Square



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.



robertluff.co.uk

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

Robert  
Luff & Co