



St. Georges Road, Worthing

- Third Floor Flat
- Distant Seaviews
- Two Good Sized Bedrooms • Lounge
- Bathroom and Separate WC • EPC Rating - E (44)
- Communal gardens
- Great location
- Modern fitted kitchen
- AVAILABLE IMMEDIATELY - UNFURNISHED.

Per Month
£1,200 Per Month

Robert Luff and Co are delighted to offer to the market this third floor flat, with distant sea views, situated just off Worthing sea front, close to shops, restaurants, the beach, Worthing Hospital, bus routes, and mainline station. Accommodation comprises of lounge, modern kitchen, two good sized bedrooms, bathroom and separate WC, refurbished in 2019 and double-glazed windows.

AVAILABLE IMMEDIATELY - UNFURNISHED.

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

**Robert
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Accommodation

Communal Entrance Hall

Stairs and lifts to all floors.

Entrance Hall

Front door to hall way with two storage cupboards.

Lounge 14'10" (max) x 14'0" (max) (4.53 (max) x 4.28 (max))

Double-glazed window with westerly aspect views. Electric heater.

Kitchen 11'8" x 6'5" (3.56 x 1.96)

A range of high gloss white wall and base units. Stainless steel sink. Fitted electric oven and electric hob. Tiled splash back walls. Tiled floor. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window with distant sea views.

Bedroom One 12'11" (max) x 11'1" (3.96 (max) x 3.4)

Double-glazed window. Built in storage cupboard. Electric heater.

Bedroom Two 10'11" (max) x 8'10" (3.35 (max) x 2.70)

Double-glazed window. Electric heater.

Bathroom

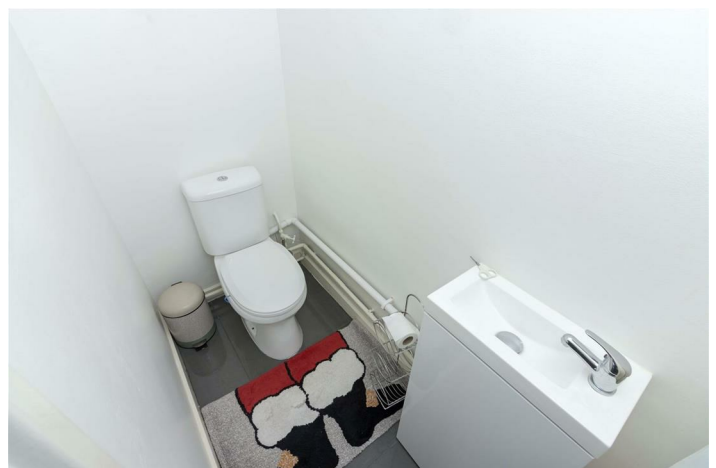
White bathroom suite including a panel enclosed bath with shower over and screen. Hand wash basin set in vanity unit with mixer tap. Tiled walls and floor.

Separate WC

Low level flush WC. Wash hand basin set into vanity unit with mixer tap.

Outside

Communal gardens

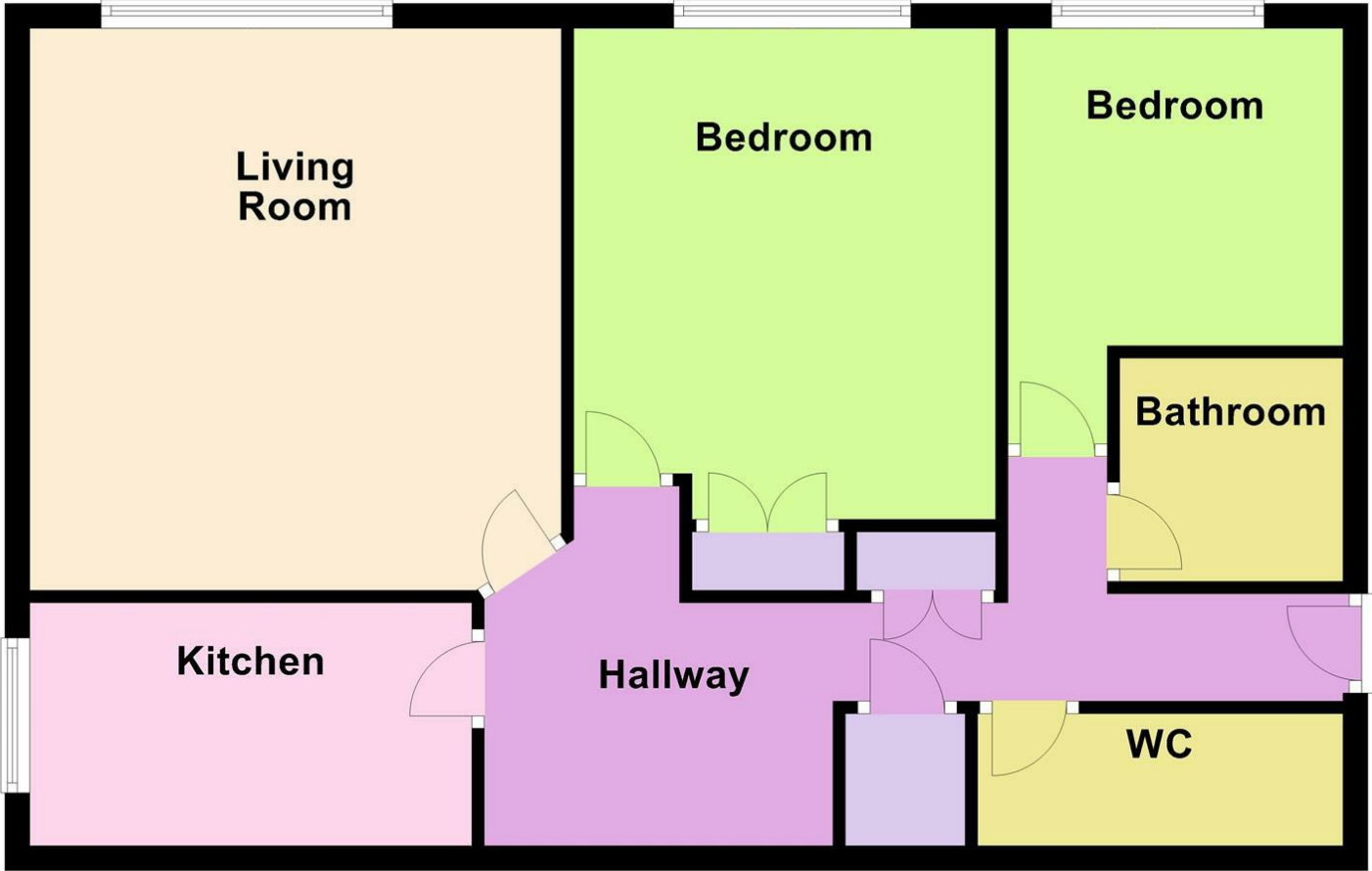


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.