



PCM  
£1,300 PCM

## St Botolphs Road, Worthing,

- FIRST FLOOR TWO BEDROOM BALCONY FLAT
- FITTED KITCHEN WITH APPLIANCES
- DOUBLE GLAZING
- AVAILABLE FEB 2026
- REFURBISHED IN 2025 INCLUDING NEW FLOORING
- TOTALLY REDECOTATED WITH BRAND NEW CARPETS
- WEST FACING BALCONY
- GAS CENTRAL HEATING
- TWO GOOD SIZED BEDROOMS

ROBERT LUFT & CO ARE DELIGHTED TO OFFER FOR RENT this spacious and well-presented two-bedroom flat with a west-facing balcony. Landlords are planning redecoration and brand-new carpets throughout, offering a fresh and modern living space.

Located in the heart of central Worthing, the flat provides a convenient and comfortable living experience.

It comprises two generously sized double bedrooms, offering ample room for residents. The bright and airy dining kitchen provides plenty of space for cooking, dining, and entertaining, while the bathroom is designed for practicality and convenience.

Situated in a prime location, the flat benefits from easy access to local shops, restaurants, cafes, and excellent transport links.

PLEASE CALL TO REGISTER YOUR INTEREST

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## Accommodation

Communal Front Door With Entry Phone. Entrance Hall  
Two built in cupboards, entry phone receiver

**Lounge 13'9" x 13'5" (4.19m x 4.09m)**  
Double glazed west facing window. Radiator.

**Kitchen 15'1" x 8'1" (4.60m x 2.46m)**  
Range of wall and base units, cooker, fridge and washing machine. Stainless steel sink unit, double glazed window, radiator, Alpha boiler, shelved cupboard.

**Bedroom 1 13'9 x 12'7" rear of wardrobe (4.19m x 3.84m rear of wardrobe )**  
Double wardrobe with cupboards over. Built in dressing table. Radiator. Double glazed west facing window.

**Bedroom 2 11'7" x 7'8" (3.53m x 2.34m)**  
Double glazed window. Radiator.

### Bathroom

White suite, bath with shower mixer, pedestal wash hand basin, WC, double glazed window with frosted glass.

### Balcony

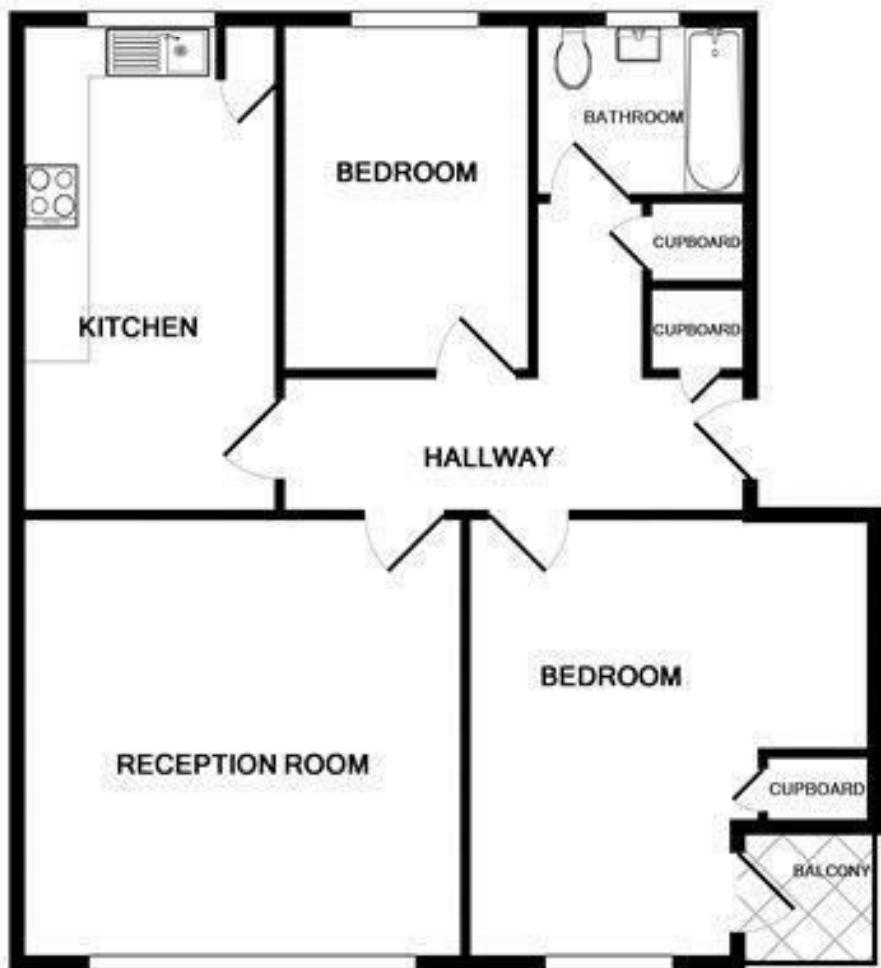
West facing, accessed from Bedroom 1.

### Outside

Communal Gardens



# 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	77	82	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

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