



£795

## Browning Road, Worthing

- First Floor Studio Apartment
- Shower Room
- EPC Rating: D
- Available MARCH 2025
- Free On Road Parking
- Close To Local Shops
- Council Tax Band - A
- VIEWINGS 22/02/2025 12:20 - 13:30

\*\* ELECTRIC AND WATER BILLS INCLUDED

Robert Luff & Co Lettings are pleased to offer a first floor studio flat. Situated in a sought after convenient location, local shops including a Co-Op can be found in Tarring Road where buses also run to the Town Centre and surrounding districts. West Worthing and Worthing stations are easily accessible.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
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## Accommodation

### Studio Room

1'4" into bay x 10'7" (3.45m into bay x 3.23m)  
Built in cupboard. Electric heater. Double glazed window. Brand new carpet. Re-decorated.

### Shower Room

Shower cubicle with brand new shower. W.C. Wash hand basin with cupboard under. Brand new flooring. Washing machine (please note that the washing machine will not be repaired, replaced or maintained by the landlord)

### Kitchen Area

10'6" x 8' (3.20m x 2.44m)  
Solid beech worktops. Brand new combination oven with hob & induction extractor over. Brand new vinyl flooring. Brand new base & wall units. Brand new sink



Lettings

# COMING SOON

Book your viewing now by contacting our Lettings Team

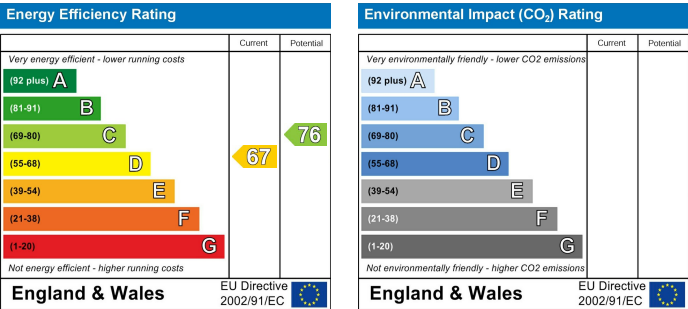
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