



£1,450 Per
Calendar Month

Graham Road, Worthing

- 3 Bedroom First Floor
- Gas Central Heating Flat
- Double Glazed Windows
- Modern Bathroom
- Kitchen
- EPC D
- Permit Parking
- AVAILABLE NOW

Embrace the epitome of urban living with our latest offering in the heart of Worthing! This chic and spacious 3-bedroom first-floor flat boasts a prime location just moments away from the bustling town center and picturesque seafront. Step into a world of modern sophistication with three double bedrooms, a stylish fitted kitchen, and a contemporary bathroom, all designed to elevate your lifestyle to new heights. Don't miss out on the opportunity to experience the perfect blend of convenience, comfort, and luxury – schedule your exclusive viewing today!

Available middle of June

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**Robert
Luff & Co**
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Accommodation

Kitchen 10'09x8'09 (3.28mx2.67m)

As you walk up the stairs into the property you are greeted by the kitchen with an integrated cooker and hob, plumbing for washing machine, space for an under counter fridge, grey brick effect tiled splash back, laminate floor, cream high gloss floor to ceiling units.

Bathroom 7'1x8'05 (2.16mx2.57m)

Modern fitted bathroom with a P shaped bath and electric shower attachment, laminate flooring, double glazed frosted window, heated towel rail and built in storage with the boiler.

Landing 7'1x8'08 (2.16mx2.64m)

Spacious landing area that would be perfect as a study area, TV and phone line, front aspect double glazed window and radiator.

Living Room 14'00x11'07 (4.27mx3.53m)

Bright and airy living space with feature fireplace surround, bay fronted double glazed windows, laminate floor and radiator.

Master Bedroom 12'00x10'08 (3.66mx3.25m)

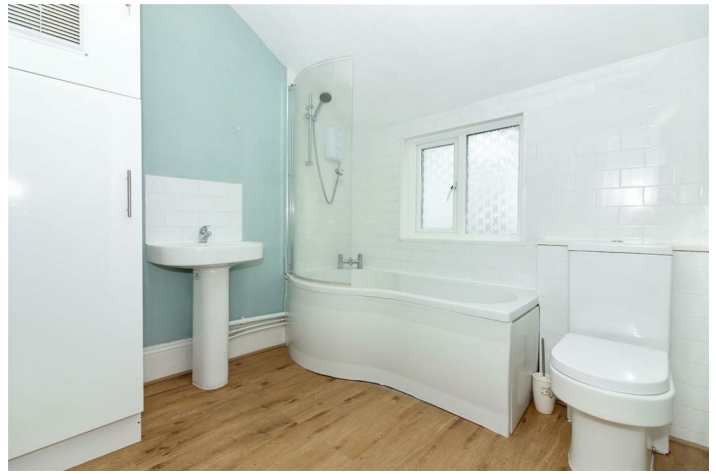
Double bedroom, laminate flooring, bay fronted double glazed window, 3 double sockets and radiator.

Bedroom 2 10'11x9'11 (3.33mx3.02m)

Double bedroom with free standing double wardrobe, double glazed window, radiator and laminate flooring.

Bedroom 3 9'10x9'01 (3.00mx2.77m)

Double bedroom with double glazed window, radiator and laminate flooring.





The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.