



2



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2



## Description

Robert Luff and Co are pleased to present this luxurious TWO BEDROOM ground-floor ENCLOSED GARDEN FLAT, ideally located in the heart of Worthing town centre. Situated within close proximity to a variety of local amenities, including shops, schools, parks, bus routes, and the mainline station, this property offers both convenience and comfort.

The flat boasts two bedrooms, complemented by a newly fitted modern kitchen and shower rooms in 2025. Additionally, the property includes an en-suite shower room attached to the bedroom, providing an added level of privacy and convenience. Perfect for those seeking a stylish and well-connected home in the heart of Worthing.

TWO BEDROOM NEW BUILD FLAT  
ENCLOSED SOUTH FACING GARDEN  
OWN PRIVATE ENTRANCE  
PRIMARY BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER  
MEDIA WALL  
NEW KITCHEN 2025  
NEW SHOWER ROOMS 2025  
MODERN NEUTRAL DECOR

PLEASE CALL TO REGISTER YOUR INTEREST



## Key Features

- Luxury ground-floor flat
- Spacious bedroom with ensuite shower room
- Newly fitted modern kitchen in 2025
- Newly fitted modern shower rooms in 2025
- EPC energy rating TBC
- En-suite shower room
- Town Centre Location
- AVAILABLE JUNE 2026
- ENCLOSED PATIO GARDEN



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## Floor Plan London Street



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

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