



£1,200 Per
Calendar Month

- Will be Refurbished
- One / Two Bedrooms
- Close to local shops
- Close to Mainline Station
- EPC Energy Rating D (65)
- STOCK PHOTOS - PROPERTY CURRENTLY BEEN REFURBISHED

Robert Luff & Co are delighted to offer to let this beautifully presented refurbished ground floor flat ideally situated in this sought after West Worthing location close to local shops, restaurants, the seafront, bus routes and the mainline station. Accommodation offers entrance porch into entrance hall, stunning open plan refitted kitchen / lounge, modern shower room, and two double bedrooms.

Other benefits include a private West facing rear garden.

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

Communal Entrance

Door into flat.

Entrance Hall

Original ornate coving, leading through into:

Living Area 18'3" x 10'4" (5.56m" x 3.15m")

Sash window to side aspect, radiator, feature fireplace, built in storage cupboard with shelving, wall mounted boiler, skinned ceiling, double glazed french doors leading out to the West facing garden.

Kitchen Area 10'2" x 5'5" (3.10m" x 1.65m")

Open plan with double glazed window to rear aspect, stainless steel sink unit inset to marble effect work surfaces with designer contemporary flexible mixer tap and drainer, matching range of matte wall and base units, built in oven, four ring gas hob, space for fridge freezer, integrated washing machine, tiled wood effect flooring, extended breakfast bar with designer lighting above, skinned ceiling with spotlights.

Newly Fitted Shower Room

Double glazed window to rear, wash hand basin with mixer tap inset to vanity unit with low level flush W.C, large walk-in glass shower enclosure with mains double headed shower, chrome heated towel rail, skinned ceiling, extractor fan, chrome spotlights.

Bedroom One 15'4" x 11'2" (4.67m" x 3.40m")

Feature sash bay window to front, radiator, TV point, telephone point, picture rail and original coving.

Bedroom Two 12'3" x 9'3" (3.73m" x 2.82m")

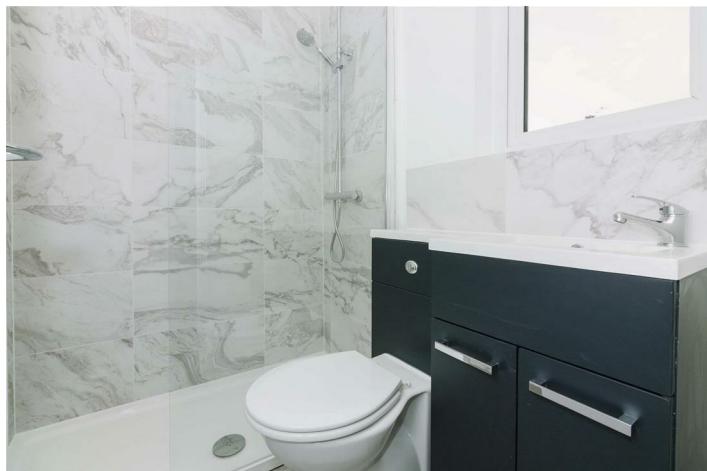
Original sash window to rear, feature fireplace with tiled insert and cast iron surround, radiator, picture rail, ceiling rose and original coving.

Private Rear Garden

Feature enclosed West facing rear garden with rear access, being mainly laid to lawn with patio and attractive borders.

AGENTS NOTE

STOCK PHOTOS - PROPERTY CURRENTLY BEEN REFURBISHED



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Floorplan

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 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.