



PCM
£1,250 PCM

Rugby Road, Worthing

- Available Immediately
- Ground Floor Flat
- Beautifully Presented
- Two Double Bedrooms
- Lounge/Diner
- EPC Rating D
- Unfurnished
- Available July 2024
- Council Tax Band - B

Robert Luff & Co are delighted to offer this beautifully presented two bedroom ground floor flat in favoured West Worthing with local transport links, parking and local shops nearby. This purpose built flat offers hallway, bathroom with separate w.c, two double bedrooms, modern kitchen and lounge/diner. The property is unfurnished and available now.



Accommodation

Wooden Entrance Door with Spy Hole Info:

Hallway

Smooth ceiling, storage cupboard, radiator, security entry phone and wood finished flooring.

Bedroom Two 12'11" x 8'11" (3.94 x 2.72)

Double glazed window to front with radiator below, built in wardrobe and carpeted.

Separate W.c

Part tiled walls, double glazed window to rear, low level flush w.c and wood flooring.

Bathroom

Fully tiled walls, double glazed window to rear, p-shaped bath with overhead shower, wash hand basin, heated towel rail and wood floor.

Bedroom One 12'9" x 9'1" (3.89 x 2.77)

Double glazed window to front aspect with radiator below, built in wardrobe along side wall and carpeted.

Kitchen 10'10" x 7'3" (3.30 x 2.21)

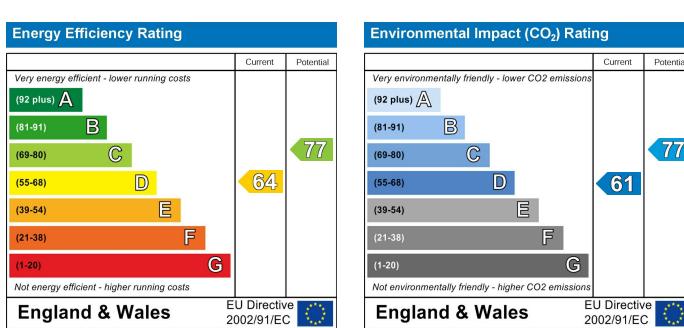
Part tiled walls, double glazed window to rear, matching range of wall and base units, stainless steel sink inset to worktop with drainer and mixer tap, appliances provided include Delonghi gas cooker with six ring hob, fridge/freezer, washing machine, tumble dryer and slimline dishwasher, tile effect flooring.

Living Room 21'6" x 10'11" (6.55 x 3.33)

Smooth finish ceiling, double glazed window to front and rear aspect providing double aspect light, two radiators, telephone point, television point, Virgin Media point and carpeted.



Floorplan



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