



Lettings

COMING SOON

Book your viewing now by contacting our Lettings Team

Robert
Luff & Co
Sales | Lettings | Commercial

PCM
£900 PCM

Marine Parade, Worthing

- Available In NOVEMBER 2024
- Large Lounge
- Seafront Location
- Unfurnished
- One Double Bedroom
- TO BE REDECORATED THROUGHOUT PRIOR TO NEW TENANTS MOVING IN
- EPC Rating D

Robert Luff & Co are pleased to present this spacious one-bedroom basement flat, ideally located in the heart of Worthing town centre and just a stone's throw from the beach.

The property features a generously sized double bedroom, a comfortable lounge, and a modern kitchen and bathroom, all providing a bright and functional living space. This flat offers convenience with its central location, making it easy to access shops, cafes, and public transport.

The property is unfurnished, allowing tenants to personalize the space to their style. Available from November 2024, and as an added bonus, it will be fully redecorated before the new tenants move in, ensuring a fresh and welcoming environment.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Lounge 19'9" x 15'6" (6.02 x 4.72)

Double glazed window to front aspect, 4 x wall mounted lights, 5 x power points, electric heater.

Bedroom One 14'1" x 10'0" (4.29 x 3.05)

Window to rear, 4 x power points, electric heater.

Kitchen 11'11" x 5'10" (3.63 x 1.78)

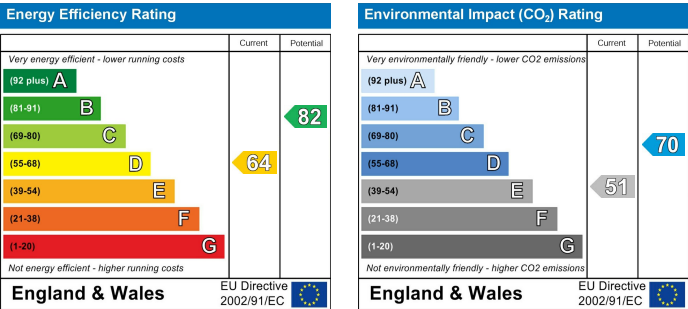
Mixture of eye and low level light wood cupboards, black granite work surface, single drainer stainless steel sink unit with mixer tap and extractor, built in 4 ring electric hob with oven, washer dryer and fridge freezer, double glazed door to rear.

Bathroom

White panelled bath with shower, low level flush wc, single white sink with mixer taps.

FEES APPLY

£360 Incl. VAT - single applicant, £540 Incl. VAT - Joint Applicant, £180 Incl. VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs



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.