



£1,450 Per  
Calendar Month

## Rowlands Road, Worthing

- Split-Level Maisonette
- Three Bedrooms
- Town Centre Location
- EPC Rating D
- Large kitchen with space for table and chairs
- Bathroom with shower cubicle
- Close to shops and beach
- Early viewing recommended.
- AVAILABLE FOR OCCUPATION JULY 2025

ROBERT LUFF & CO are delighted to offer for rent a SUBSTANTIAL THREE BEDROOM MAISONETTE located in Worthing Town Center.

Comprising own private street entrance leading to half landing with large bathroom / shower room, comprising large bath with centered taps, large walk in shower and low level w.c.

To the first floor there is an impressive reception room with high ceilings and bay window, large fitted separate kitchen with space for table and chairs.

Further stair rising to half landing with bedroom three, further modern shower room / w.c, stairs rising to second floor landing to primary bedroom and bedroom two.

Please call to register your interest for this great town center property via Robert Luff & Co.

AVAILABLE FOR OCCUPATION JULY 2025

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Double glazed main door. Steps leading to the mezzanine floor. Storage area. Steps leading to the first floor. Door to:

### Bathroom

Double aspect windows. Large sunken bath with mixer tap. Corner shower cubicle. WC. Pedestal wash hand basin. Double radiator. Cast iron feature fireplace.



### First Floor Landing

Stairs leading to the Mezzanine floor. Door leading to:

### Living Room 15'1" x 14'6" (4.60 x 4.42)

Front aspect bay window. Double radiator.

### Bedroom Two 12'1" x 9'5" (3.68 x 2.87)

Double glazed rear aspect window. Radiator.



### Mezzanine Floor Two

Stairs leading to the 2nd floor. Door to:

### Kitchen/Dining Room 16'11" x 8'10" (5.16 x 2.69)

Double aspect double glazed windows. Large worktop surface incorporating the one and half bowl sink and mixer tap. Matching wall and base units with the wall mounted gas central heating boiler. Built in electric oven, hob and extractor hood above. Plumbing/space for washing machine. Space for fridge, freezer, and dishwasher.



### Second Flooring

Doors leading to:

### Bedroom One 15'3" x 14'6" (4.65 x 4.42 (4.64 x 4.43))

Front aspect bay window. Double radiator. Feature cast iron fireplace and double radiator.

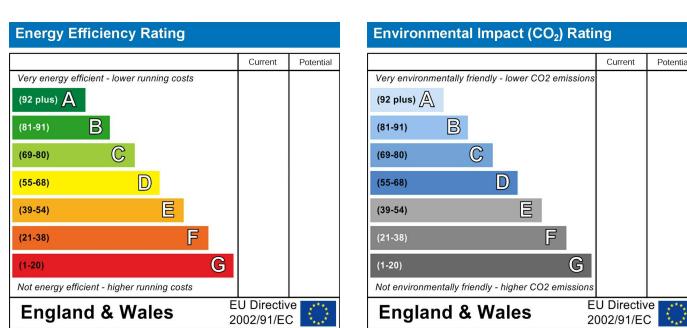
### Bedroom Three 11'11" x 9'5" (3.63 x 2.87)

Double glazed rear aspect window. Wooden flooring. Cast iron fireplace and radiator.

### Outside

Communal rear courtyard.

## Floorplan



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.