



## St. Georges Road, Worthing

Per Month  
£1,200 Per Month

- Third Floor Flat
- Two Good Sized Bedrooms
- Bathroom and Separate WC
- Communal gardens
- Modern fitted kitchen
- Distant Seaviews
- Lounge
- EPC Rating - E (44)
- Great location
- AVAILABLE IMMEDIATELY - UNFURNISHED.

Robert Luff and Co are delighted to offer to the market this third floor flat, with distant sea views, situated just of Worthing sea front, close to shops, restaurants, the beach, Worthing Hospital, bus routes, and mainline station. Accommodation comprises of lounge, modern kitchen, two good sized bedrooms, bathroom and separate WC, refurbished in 2019 and double-glazed windows.

AVAILABLE IMMEDIATELY - UNFURNISHED.

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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance Hall

Stairs and lifts to all floors.

### Entrance Hall

Front door to hall way with two storage cupboards.

**Lounge 14'10" (max) x 14'0" (max) (4.53 (max) x 4.28 (max))**

Double-glazed window with westerly aspect views. Electric heater.

**Kitchen 11'8" x 6'5" (3.56 x 1.96)**

A range of high gloss white wall and base units. Stainless steel sink. Fitted electric oven and electric hob. Tiled splash back walls. Tiled floor. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window with distant sea views.

**Bedroom One 12'11" (max) x 11'1" (3.96 (max) x 3.4)**

Double-glazed window. Built in storage cupboard. Electric heater.

**Bedroom Two 10'11" (max) x 8'10" (3.35 (max) x 2.70)**

Double-glazed window. Electric heater.

### Bathroom

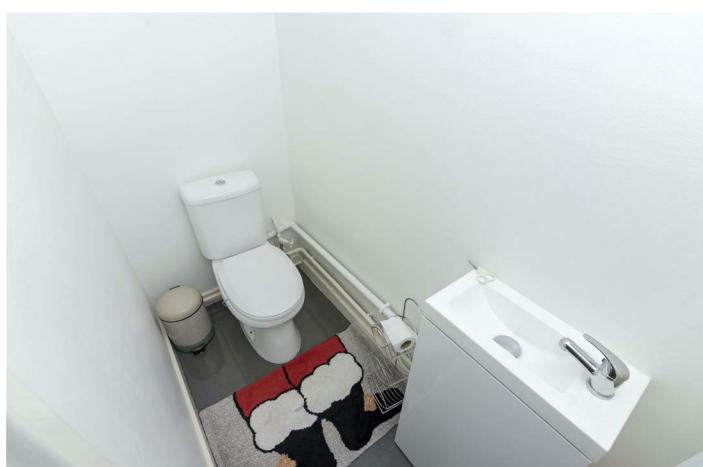
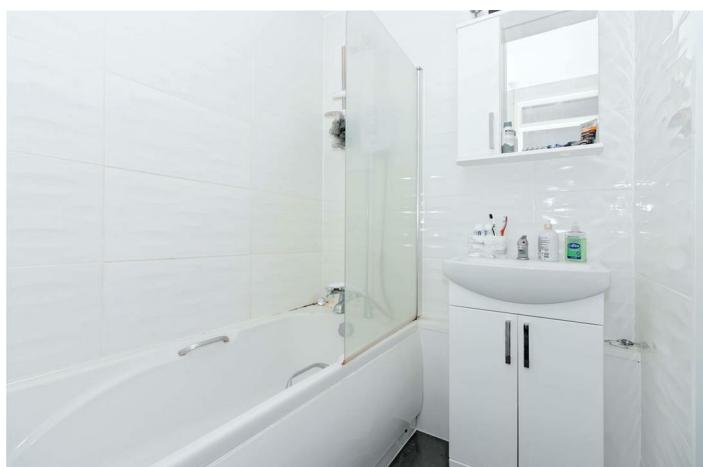
White bathroom suite including a panel enclosed bath with shower over and screen. Hand wash basin set in vanity unit with mixer tap. Tiled walls and floor.

### Separate WC

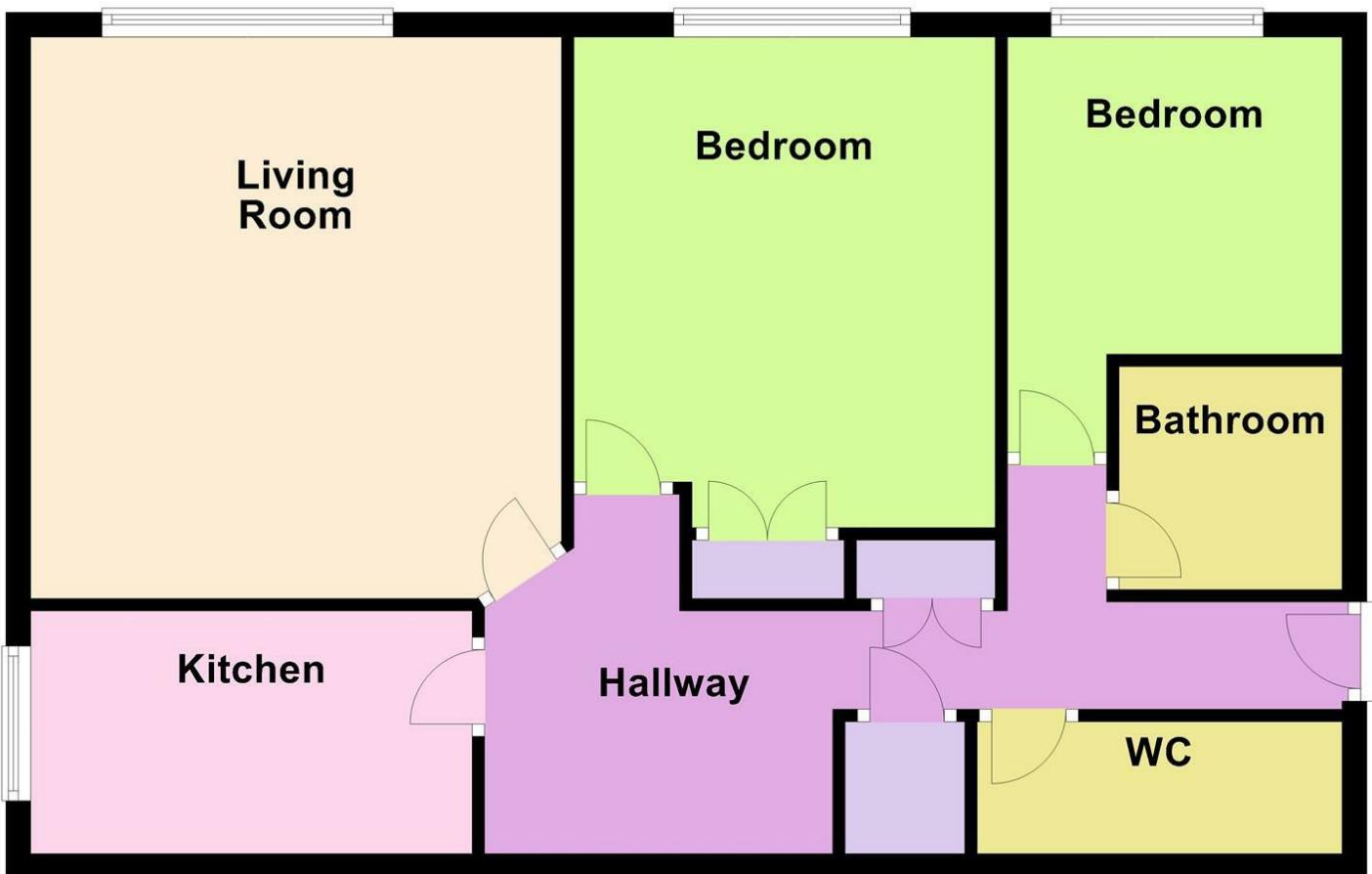
Low level flush WC. Wash hand basin set into vanity unit with mixer tap.

### Outside

Communal gardens



## 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	44	60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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