



£1,350

## St. Botolphs Road, Worthing

- VIEWINGS ON THURSDAY THE 18TH OF SEPTEMBER 2025.
- Two Bedrooms
- Fitted Kitchen
- Electric Heating
- EPC Energy Rating C (72)
- Parking Space
- Patio area accessed from primary bedroom and lounge leading onto communal gardens
- Double glazing
- OPTION FURNISHED / PART FURNISHED OR UNFURNISHED
- AVAILABLE END OF OCTOBER / BEGINNING OF NOVEMBER 2025

Robert Luff & Co are delighted to bring to offer to let this charming purpose built ground-floor flat, offering two bedrooms and situated in the highly sought-after area of West Worthing. The property boasts an excellent location, providing easy access to a range of local amenities including shopping facilities, parks, and public transport links, with bus routes and the West Worthing mainline train station nearby. Commuters will also appreciate the convenient access to major roads, such as the A259 and A27.

The flat's well-presented accommodation comprises a fitted kitchen, offering ample storage and workspace, two comfortable bedrooms, and a bathroom. The property benefits from electric heating, ensuring comfort throughout the year. Additionally, a dedicated parking space is included, offering a valuable convenience in this popular location.

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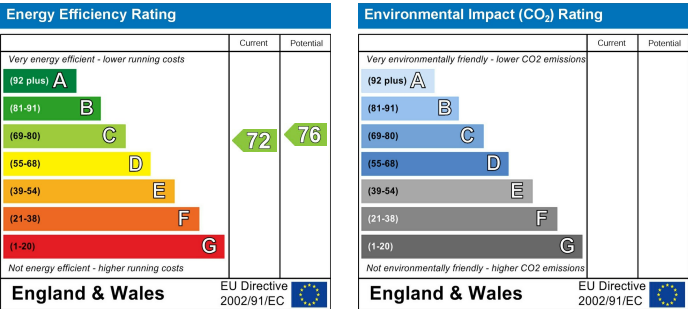
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Accommodation





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.