



Per Calendar Month
£1,050 Per

Richmond Road, Worthing

- Newly Refurbished
- Worthing Town Centre Location
- Two Double Bedrooms
- Close to the Seafront & the Mainline Train Station
- First Floor Flat
- Available Now
- EPC Rating - D

** VIEWINGS FULLY BOOKED ** Robert Luff & Co are delighted to offer to market this newly refurbished, converted first floor flat ideally situated in this popular Worthing town centre location close to local shops, parks, schools, the seafront, bus routes and the mainline station. Accommodation offers entrance hall, living room, two double bedrooms, kitchen and modern bathroom. AVAILABLE NOW

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



Accommodation

Communal Entrance Hall

With door and stairs to first floor, front door into flat with split level hallway.

Hallway

Split level hall, electric heater, cupboard housing electric meters, feature leaded light stained glass window, sash window.

Lounge 13'4 x 11'5 (4.06m x 3.48m)

Electric heater, telephone point, TV point, sash window.

Kitchen 8'0 x 4'2 (2.44m x 1.27m)

A range of wood fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, oven and electric hob, extractor fan above, space and plumbing for washing machine and fridge, tiled splash back, window.

Bathroom

Panel enclosed bath with Triton over-bath shower and screen, low level flush W.C, tiled walls, wash hand basin inset to vanity unit with mixer tap.

Bedroom One 13'4 x 10'0 (4.06m x 3.05m)

Electric heater, two sash windows, coving, picture rail.

Bedroom Two 11'2 x 7'0 (3.40m x 2.13m)

Electric heater, sash window, TV point.



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	55	74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.