



Clifton Road, Worthing



£1,000

- FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- EPC RATING - D
- AVAILABLE AUGUST
- PURPOSE BUILT BLOCK
- COUNCIL TAX BAND - B

**** VIEWINGS FULLY BOOKED **** Robert Luff & Co are delighted to offer this 2 bedroom, first floor flat in Worthing. The accommodation comprises of 2 double bedrooms, living room, bathroom and separate kitchen. Ideally situated in this central Worthing location close to town center shops, restaurants, the beach, local bus routes and the mainline station.

AVAILABLE AUGUST

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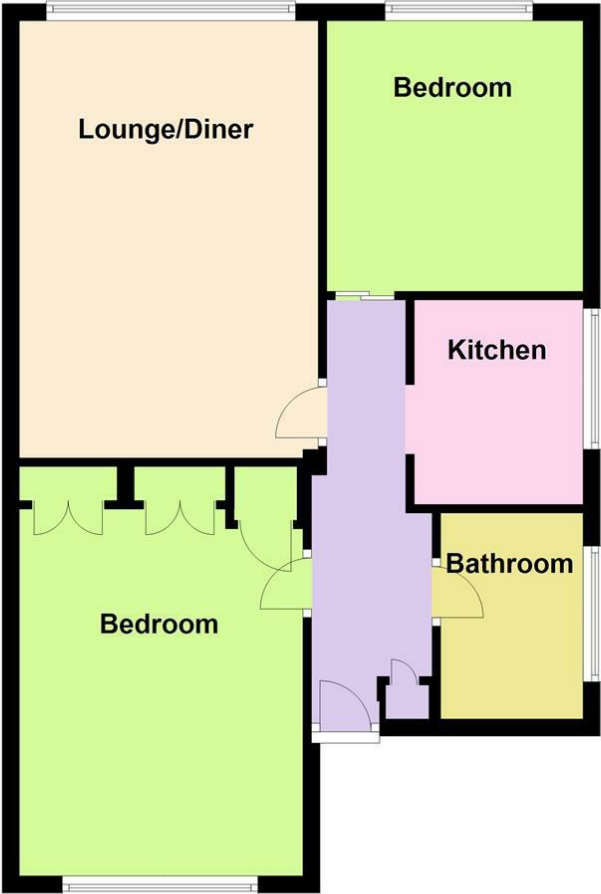
**Robert
Luff & Co**
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Accommodation



Floor Plan
Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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.