



£1,230 Per  
Calendar Month

## Goring Road, Worthing

- Split Level Apartment
- Two Bedrooms
- Spacious Living Accomodation
- Close To Local Shops & Bus Routes
- EPC Rating: C
- Gas Central Heating

Robert Luff & Co Lettings are pleased to offer this spacious two bedroom split level apartment situated in this sought after Goring location. Bus services run to the town centre and surrounding districts along Goring Road. The flat is situated above a shop and has its own entrance at the rear. Shops in the locality include a Sainsburys Local & Post Office. Available now.

PLEASE CALL TO REGISTER OR VIA PROPERTY WEBSITES TO BOOK YOUR VIEWING.

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

Robert  
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## Accommodation

Entrance Hall

Lounge

Kitchen

Stairs To-

Bedroom One

Bedroom Two

Bathroom



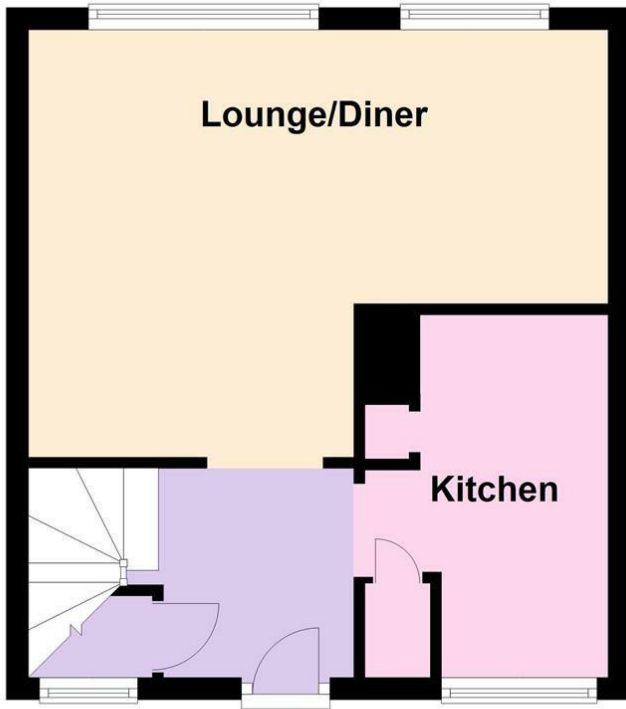
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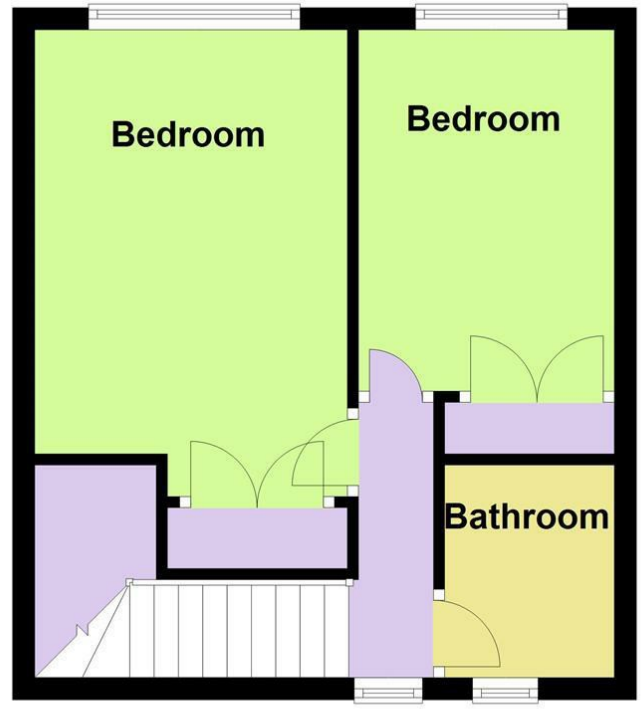
### First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



### Second Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.