



## Tarring Road, Worthing



Per Calendar Month  
£1,350 Per

- Open Plan Lounge Kitchen
- Two Bedrooms
- EPC Rating C
- 1st Floor Flat
- South Facing Terrace
- Council Tax Band - A

Robert Luff & Co are pleased to present this two bedroom well presented flat for rent in West Worthing. This property also benefits from triple aspect open plan lounge/kitchen, south facing terrace, refitted bathroom. The property is unfurnished.

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**Robert  
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## Accommodation

Part glazed door into entrance, stairs leading up

### First Floor Landing

Entry phone, alarm box, double glazed sash window to rear, radiator, wall mounted thermostat, loft hatch, door into:

### Triple Aspect Open Plan Lounge Kitchen

#### Refitted Kitchen Area 8'2" x 7'10" (2.49 x 2.39)

Double glazed window to side aspect, single stainless steel sink unit inset to work surfaces with mixer tap and drainer, matching range of wall and base units, built in oven and 4 ring gas hob with stainless steel extractor hood above, integrated fridge freezer. Space and plumbing for washing machine and dishwasher, cupboard enclosed combi boiler, tiled effect lino, part tiled walls.

#### Lounge Area 20'0" max x 12'2" (6.10 max x 3.71)

Double glazed window to both sides, 2 x radiators, tv point, telephone point, spotlights throughout, double glazed double doors opening to:

#### South Facing Terrace

5 x outside lights, decorative glass side panelling being laid to patio.

#### Refitted Bathroom

Panel enclosed bath with mixer taps, electric shower and screen, low level flush wc and wall mounted wash hand basin inset to vanity unit with mirror with light above, heated chrome towel rail, part tiled walls, extractor fan, spotlights.

#### Bedroom One 12'0" x 11'8" (3.66 x 3.56)

Double glazed window to front, radiator, tv point, telephone point, radiator, built in wardrobe with hanging space and shelving.

#### Bedroom Two 16'8" x 8'5" (5.08 x 2.57)

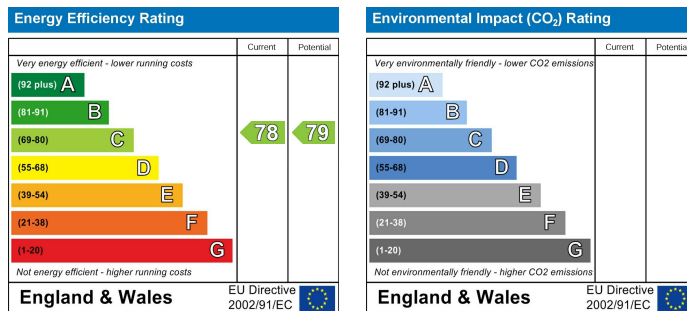
Double glazed window to front, radiator, tv point, telephone point, radiator, built in wardrobes with hanging space and shelving.



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