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C



Description

Robert Luff & Co Lettings are pleased to offer to let this spacious two-bedroom first-floor flat, ideally located overlooking Portland Square in the heart of Worthing town centre.

The property offers two bedrooms, a bright and airy open-plan kitchen/lounge, and a modern bathroom. Further features include newly fitted carpets and a well-maintained building with weekly communal cleaning.

Perfectly positioned for easy access to shops, restaurants, bus routes, the mainline train station, and Worthing seafront, this flat is ideal for those seeking convenient town-centre living.

Key Features

- Two-bedroom first-floor flat
- Bright and airy open-plan kitchen and lounge area
- Situated in a well-maintained building
- Moments from shops, restaurants, bus routes
- Ideal for those seeking convenient town-centre living
- Located in the heart of Worthing town centre
- Modern bathroom
- EPC Rating C
- Short walk to Worthing seafront
- Zone A permit parking





robertluff.co.uk

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Robert
Luff
& Co



Floor Plan Portland Road

Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 45.4 sq. metres (488.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(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.