



## Tudor Gardens, Worthing

£1,195

- Available Now
- Off Road Parking
- EPC Rating - B
- Part Furnished
- Two Bed
- Council Tax Band - C

Robert Luff & Co are delighted to offer this two bed, property with off road parking to the market.

The accommodation comprises of a bright and spacious living room, a large and modern kitchen that comes fully fitted with appliances and two large and airy double bedrooms. There is also a spacious family bathroom.

Available now

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

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



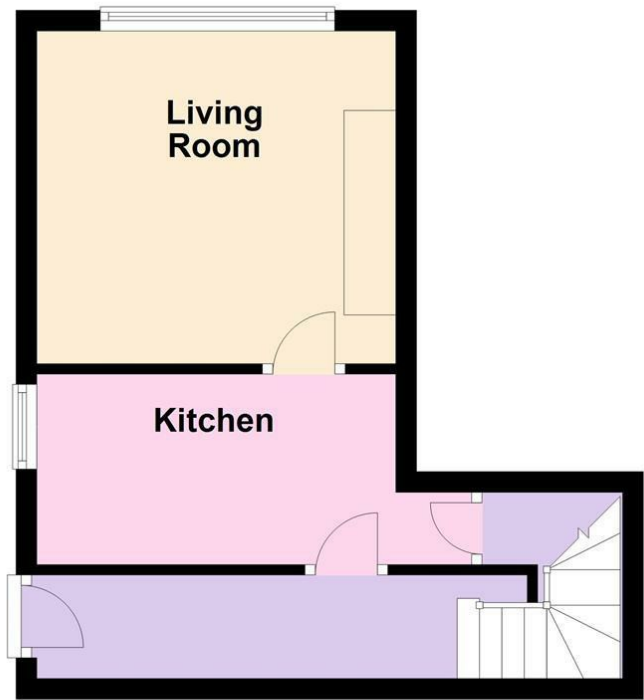
## Accommodation





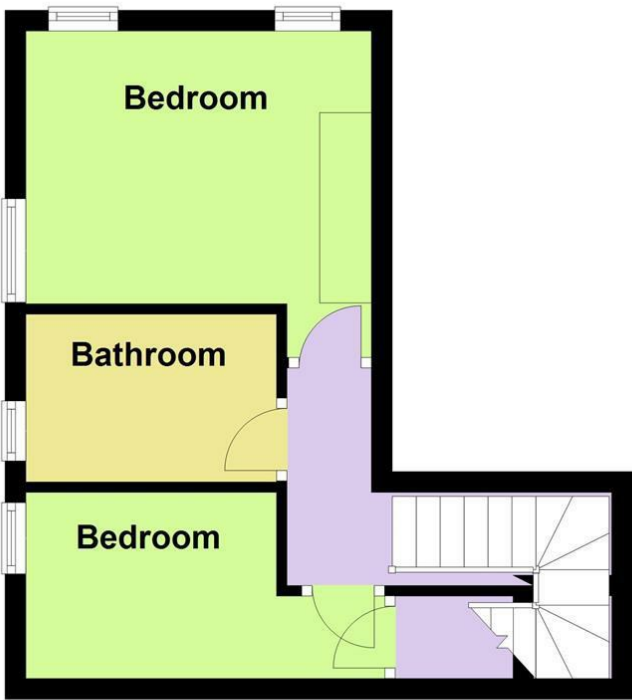
Ground Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



First Floor

Approx. 0.6 sq. metres (6.5 sq. feet)



Total area: approx. 26.2 sq. metres (282.2 sq. feet)

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.