



Church Walk, Worthing

PCM
£1,400 PCM

- Maisonette
- Double Glazing
- Two Double Bedrooms
- EPC Rating - D
- Modernised Throughout
- Council Tax Band - B
- Close to Beach and Town Centre
- AVAILABLE END OF OCTOBER 2025 - UNFURNISHED - FURNISHED - PART FURNISHED OPTION
- Fitted Kitchen
- AVAILABLE END OF OCTOBER 2025

Robert Luff & Co are delighted to offer to the market this beautifully presented first floor maisonette, situated in this sought after Worthing location, close to the seafront, Worthing town centre, parks, schools, Worthing hospital bus routes and the A259 all nearby. Accommodation offers lounge, kitchen, two double bedrooms and a bathroom. The property benefits from a good length lease and maintenance on an as & when basis.

AVAILABLE END OF OCTOBER 2025 - UNFURNISHED - FURNISHED - PART FURNISHED OPTION

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Accommodation

Front Door

Stairs to:

Landing

Radiator. Coving.

Kitchen 6'11" x 9'10" (2.11 x 3.01)

A range of taupe fronted wall and base units. Work surface incorporating basin with drainer. Built in electric oven with four ring induction hob and extractor fan over. Built in fridge/freezer. Built in slimline dishwasher. Tiled splashback. Porcelain floor tiles. Combi boiler. Double glazed window. Radiator. Coving.



Utility Area

Washing machine. Nest thermostat. Porcelain tiled floor. Coving.

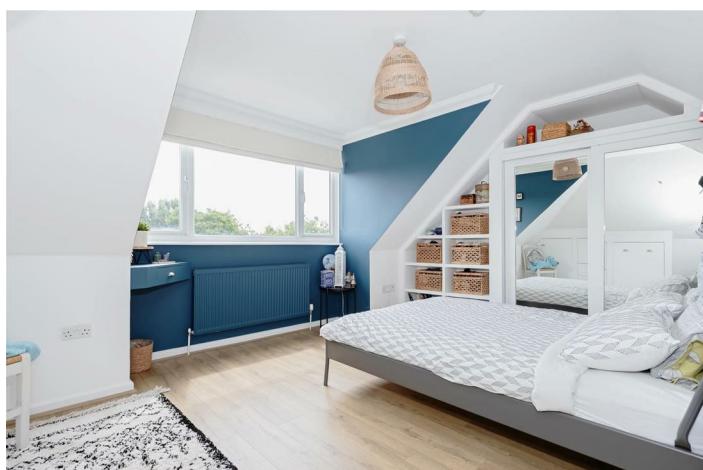


Lounge 13'9" x 16'3" (4.20 x 4.96)

Double glazed bay window. Exposed brick fireplace. TV point. Radiator. Picture rail. Coving.

Bedroom One 11'5" max x 14'0" max (3.48 max x 4.28 max)

Built in shelving. Built in wardrobe. Storage cupboards. Radiator. Double glazed window. Coving.



Bedroom Two 9'8" x 15'6" (2.97 x 4.73)

Built in storage. Built in pull out desk. Double glazed window. Radiator.

Bathroom

Corner bath with shower attachment. Pedestal wash hand basin. Storage cupboard. WC. Part tiled. Radiator. Window.

Floorplan



Approximate gross internal floor area 97.5 sq m/ 1049.5 sq ft

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	56	
(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.