



98b George V Avenue, Worthing

Per Calendar Month
£695 Per

- Top Floor Flat
- One Bedroom
- Open Plan Lounge/Kitchen
- Bedroom With Built In Wardrobes
- EPC Energy Rating D (66)

A top floor one bedroom flat situated in this sought after and convenient location in George V Avenue. The flat is double glazed and has a Westerly aspect open plan lounge/kitchen and an East facing bedroom with built in wardrobes. A comprehensive shopping parade is adjacent whilst the sea is at the bottom of the road. Bus services run to the town centre and surrounding districts. Available early June 2021

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

The Accommodation Comprises:-

Communal front door with entryphone and stairs to top floor.

Entrance Hall

Entryphone system, airing cupboard with hot water cylinder.

Lounge / Kitchen 19'8" (max) x 15'4" (into bay max) (5.99m (max) x 4.67m (into bay max))

Double glazed Westerly aspect window, inset lighting, night storage heater, kitchen area with built in oven/hob/filter, range of wall and base units, plumbing for a washing machine.

Bedroom 11'3" x 7'8" (3.43m x 2.34m)

Built in wardrobes, electric wall mounted heater.

Bathroom

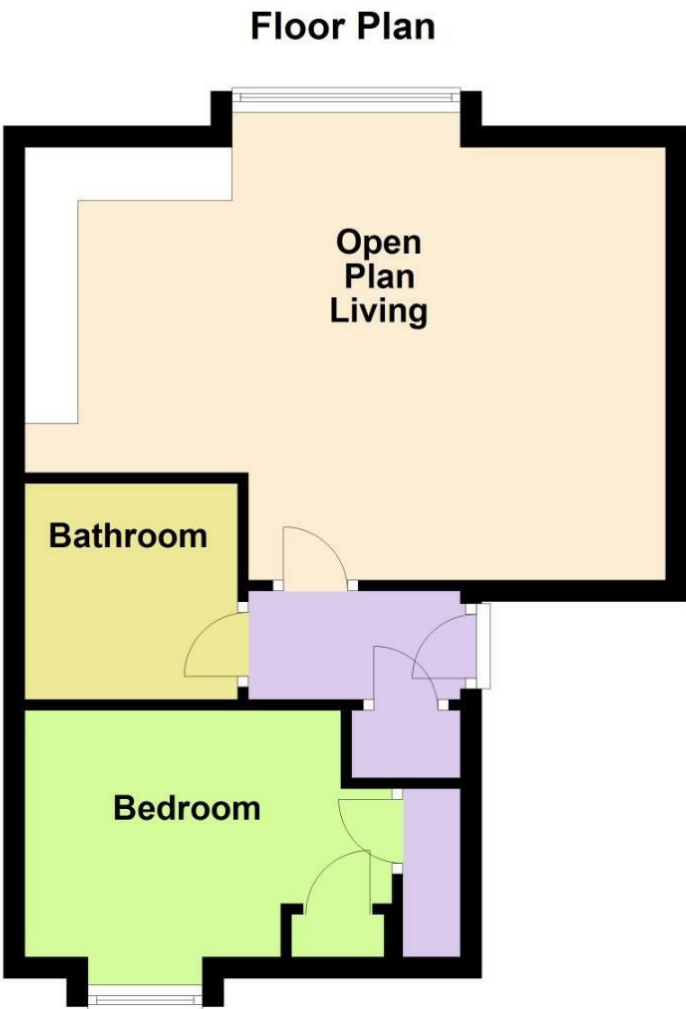
White suite of bath with shower over, wash hand basin, W.C, extractor fan.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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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	66	76
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	48	61
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.