



Lettings

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£1,000

## St Botolphs Road, Worthing

- NEWLY DECORATED FIRST FLOOR FLAT
- NEW SHOWER ROOM
- TREE LINED ROAD
- AVAILABLE FEB / MARCH 2026
- EPC ENERGY RATING D (68)
- NEW MODERN FITTED KITCHEN WITH APPLIANCES
- NEW FLOORING
- EASY ACCESS TO STATION AND LOCAL SHOPS
- EARLY VIEWING ESSENTIAL

Robert Luff & Co are delighted to present this first floor one bedroom flat on St Botolphs Road, offering a fantastic opportunity for comfortable and convenient living in Worthing.

Comprising entrance hall, Westerly aspect lounge provides a versatile living area, while the separate NEWLY FITTED KITCHEN WITH APPLIANCES kitchen ensures added convenience.

NEW ENCLOSED SHOWER ROOM

The is a double bedroom, gas fired central heating and is NEWLY DECORATED in modern neutral tones throughout.

Sought-after location, this flat is perfect for those looking for a well-connected and stylish home in central Worthing.

Please call to arrange your private accompanied viewing.

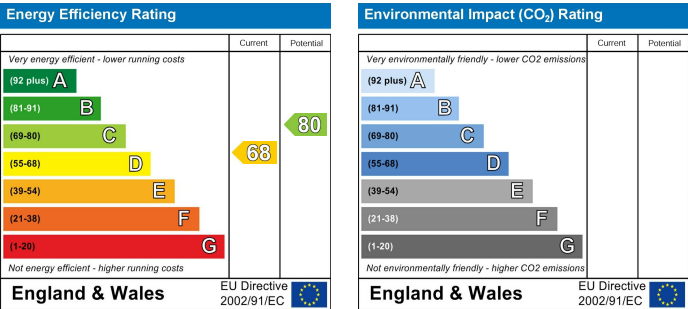
EARLY VIEWING ESSENTIAL

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## Accommodation



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.