



Belsize Road, Worthing



£750 Per
Calendar Month

- Ground Floor Converted • One Bedroom Flat
- Open Plan Lounge/Kitchen Area
- Close to Shops & Station
- EPC Energy Rating D (64) • Council Tax Band - A

**** VIEWINGS FULLY BOOKED ** SINGLE OCCUPANCY ONLY ** OPEN DAY 20TH OF MAY**
****Robert Luff & Co Lettings** are pleased to present this ground floor flat situated in the desirable location of popular West Worthing. This property benefits from open plan lounge/kitchen area, bedroom and bathroom. Local shops can be found along Tarring Road and more comprehensive range of facilities available in Worthing town centre, whilst West Worthing station can also be found within a short walk. Available in June

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

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



Accommodation

Entrance Hall

Radiator, fitted cupboard housing meters with further storage cupboard above.

Lounge/Kitchen 16'6" x 13'9" (5.03 x 4.19)

Lounge Area

Double glazed bay window via front aspect, 2 x radiators, wood stripped floorboards, coved ceiling, skirting boards, original ceiling features.

Kitchen Area

Fitted units comprising of single bowl sink unit with mixer tap and cupboard under, further matching wall and base and drawer units, range of roll edge work surfaces, integrated oven and hob with extractor fan above, part tiled walls, space for washing machine with further space for fridge/freezer, wall mounted combination boiler.

Bedroom One 11'9" x 7'3" (3.58 x 2.21)

UPVC double glazed window, radiator, skirting boards, coved ceiling.

Bathroom

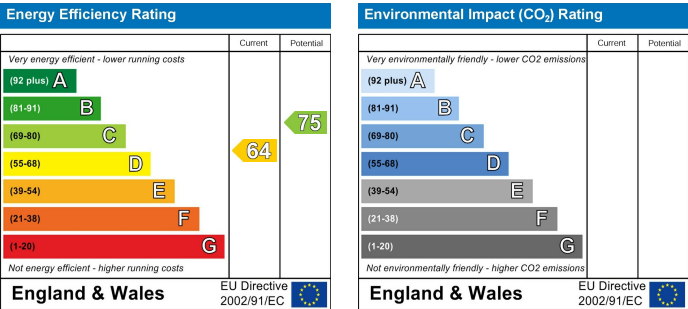
Refitted white suite comprising of panelled bath with shower unit and folding shower screen, pedestal wash hand basin with mixer tap, close coupled wc, radiator, part tiled walls, coved ceiling, obscured single glazed window.

OUTSIDE

Communal Gardens

Located to the rear of the property, laid to lawn, communal washing lines.





The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.