



Loxwood Avenue, Worthing

Per Calendar Month
£1,075 Per

- Ground Floor Garden Flat
- Private Rear Garden
- EPC Energy Rating D (64)
- Lawned front garden
- Available Now
- Double Bedroom with fitted wardrobes and cupboards
- Favoured Location
- Own private street entrance
- Double glazing

Robert Luff are delighted to offer 'to let' this fantastic GROUND FLOOR GARDEN FLAT. Accommodation includes, lounge, bedroom, kitchen, bathroom and PRIVATE REAR GARDEN. Available now!

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Radiator, Double Cupboard, Understairs Storage Cupboard, Laminate Flooring

Lounge 45'11" 13'1" x 39'4" 26'3" into bay (14 4 x 12 8 into bay)

Double Glazed Bay Window, Brand New Carpet, Radiator

Kitchen/Diner 29'6" 0'0" x 26'3" 16'5" plus door recess (9 0 x 8 5 plus door recess)

Brand New Wall and Base Units, Stainless Steel Sink Unit with Mixer Tap, Plumbing for Washing Machine, Folding Breakfast Bar, Brand New Oven/Hob and Extractor, Radiator, Door to Rear Garden, Wall Mounted Boiler, Brand New Vinyl Flooring, Double Glazed Win

Bedroom 42'8" 36'1" x 36'1" 13'1" to rear of wardrobes (13 11 x 11 4 to rear of wardrobes)

Brand New Carpet, Radiator, Range of Built in Wardrobes with High Level Cupboards, Double Glazed Window

Bathroom

Brand New White Suite of Bath with Shower Screen and Electric Shower, W.C., Wash Hand Basin, Brand New Vinyl Flooring, Extractor, Double Glazed Window, Heated Towel Rail

Rear Garden

Westerly Aspect, Side Gate, Paved Area, With Borders, Garden Shed

Front Garden

Laid to Lawn with Borders

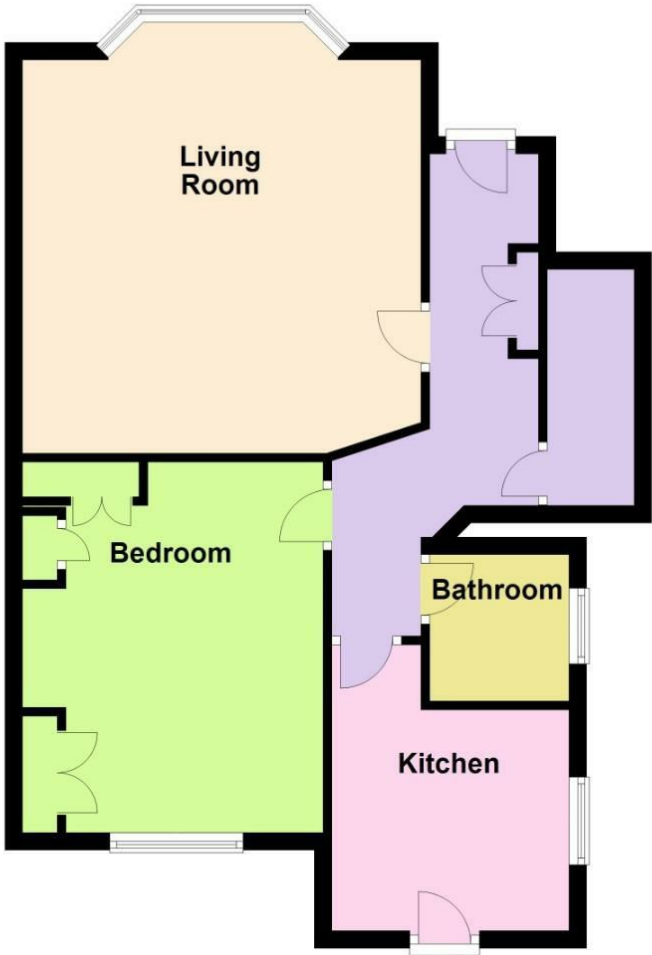


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan



Energy Efficiency Rating	
	CurrentPotential
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	
	6472
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	CurrentPotential
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	
	6675
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.