



Highdown Avenue, Worthing

PCM

£775 PCM

- Purpose Built Studio Flat
- Modern Bathroom
- Double Glazing
- Popular Thomas A Becket Area
- First Floor
- Enclosed Entrance
- Residents Off Road Parking
- Available end November / December 2026
- VIEWINGS SATURDAY 17TH OF OCTOBER 13:30 - 14:00

Robert Luff & Co are delighted to offer to let this spacious first-floor, purpose-built studio flat, ideally situated in the ever-popular Thomas A Becket area.

This well-presented property offers a welcoming enclosed entrance and a bright entrance hall that sets the tone for the rest of the home. Inside, you'll find a generously sized and versatile studio room, perfect for creating distinct living and sleeping areas, and filled with natural light. A separate, fitted kitchen provides ample storage and workspace, making it ideal for those who enjoy cooking. The bathroom is finished to a contemporary standard, adding to the overall comfort of the flat. Additional benefits include double glazing throughout, providing warmth and energy efficiency, as well as residents' off-road parking for added convenience.

Located in a highly regarded residential area, the property is within easy reach of local shops, cafes, and amenities, as well as excellent transport links into Worthing town centre and surrounding areas.

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

Stairs to First Floor
Enclosed entrance, double glazed door into:

Entrance Hall
Wall mounted night storage heater, wall mounted cupboard enclosed electric meter, fuse box, loft hatch, door into:

Modern Bathroom
Double glazed frosted window to front aspect, panel enclosed bath with mixer tap and shower attachment, low level flush WC, pedestal wash hand basin, mirrored vanity cupboard, wall mounted electric heater, coved and textured ceiling.

Studio Room 16'10" x 15'0" (5.13 x 4.57)
Double glazed window to rear, feature fireplace and mantle with space for TV and DVD player, electric fire inset, range of fitted wardrobes with hanging space and shelving, TV point, telephone point, wall mounted night storage heater, coved and textured ceiling, door into:

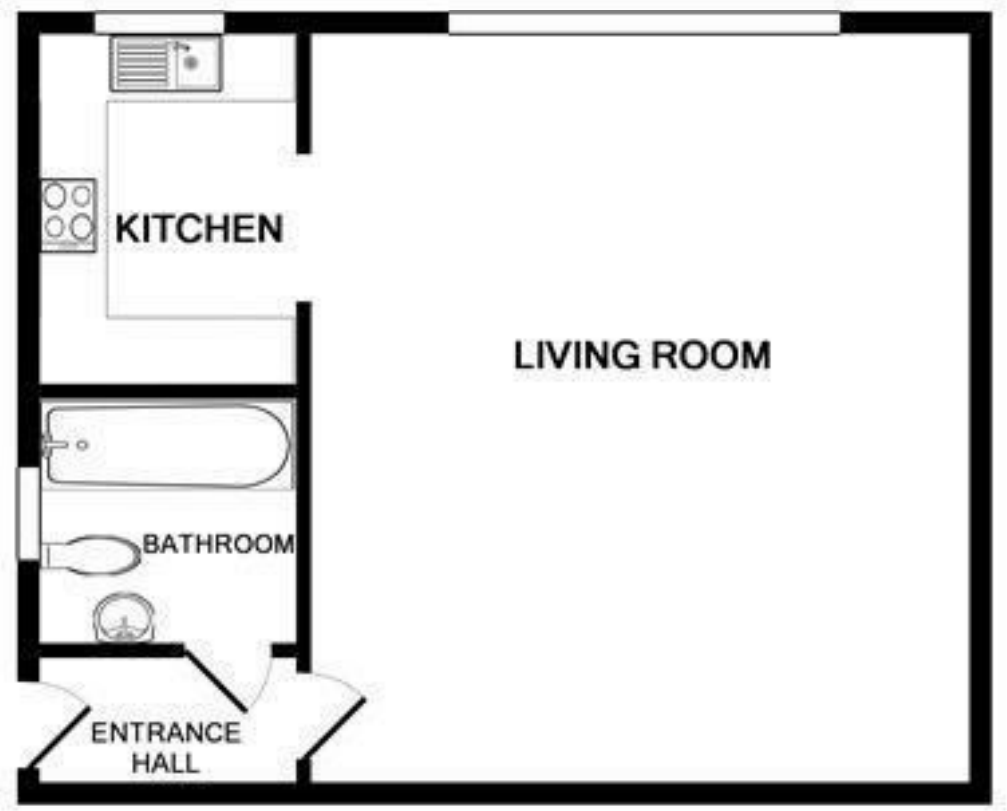
Kitchen 7'8" x 6'0" (2.34 x 1.83)
Double glazed window to rear, stainless steel single sink unit inset to work surface with mixer taps and drainer, matching range of wall and base units, built in oven and four ring gas hob with extractor fan and hood above, space for fridge/freezer and washing machine. Part tiled walls, coved and textured ceiling.

Residents Parking
Off road residents parking spaces.

Agents Note
Please note that advanced fees apply to any tenant wishing to take this property in addition to the months rent and security deposit as moving in

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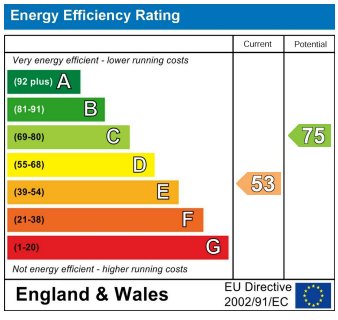
Floorplan

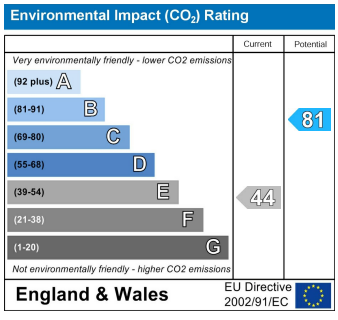


TOTAL APPROX. FLOOR AREA 357 SQ.FT. (33.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

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