



Per Month  
£900 Per Month

- Beautiful One Bedroom Flat
- Gas Central Heating
- EPC C (74)
- Double Glazing
- Viewing essential
- High Quality Refurbishment
- Situated in the Heart of the Town Centre
- Modern wood floors
- Easy access to station, shops and beach
- Available Now

ROBERT LUFF & CO are offering a fantastic town centre apartment situated in the heart of the town centre in Chapel Road a beautiful newly refurbished second floor flat. Located to the rear of the building, the flat has gas central heating and is double glazed. There is laminate flooring throughout apart from the bathroom which has a tiled floor. The kitchen has white gloss units and comes with a built in oven and hob. The bathroom is fitted with a high quality suite and the bath has lighting under. Viewing is essential. OFFERING EASY ACCESS TO TOWN CENTRE SHOPS, STATION AND SEAFRONT

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### OPEN PLAN HALL/LIVING ROOM/KITCHEN

Laminate flooring, double glazed windows, radiator, the kitchen is fitted with superb high gloss units and comes with a built in oven/hob/extractor and plumbing for a washing machine and space for a fridge freezer, wall mounted gas fired boiler, downlighters

### BEDROOM 10'1 x 9'6 (3.07m x 2.90m)

Laminate flooring, radiator, double glazed window, inset lighting

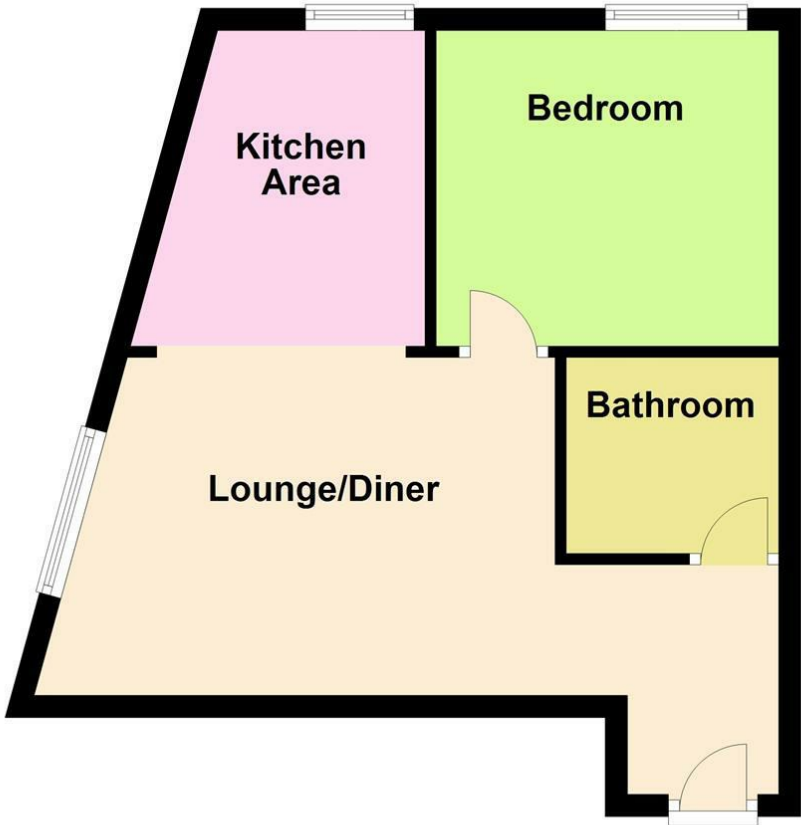
### BATHROOM

A fabulous high quality suite comprising of bath with shower over and lighting under the bath, W.C. with soft close lid, pedestal wash hand basin with cupboards under, extractor, inset lighting





**Floor Plan**  
Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 36.1 sq. metres (389.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO2 emissions					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions					
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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.