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## Description

Robert Luff & Co are delighted to present this well-presented, purpose-built flat, ideally located in the highly sought-after West Worthing area. Positioned close to the seafront, the property also benefits from easy access to the town centre, local shops, convenient bus routes, and the mainline railway station.

The accommodation comprises an entrance hall, a modern fitted kitchen, a bright and spacious living/dining room, two generously sized double bedrooms, and a bathroom with a separate WC.

Further features include a south-facing balcony, perfect for enjoying natural light throughout the day, as well as double glazing for added comfort and efficiency.

AVAILABLE APRIL 2026



## Key Features

- Well-presented, purpose-built flat
- Bright living/dining room
- Two spacious double bedrooms
- South-facing balcony
- Ideally situated close to the seafront
- Modern fitted kitchen
- EPC energy rating D (60)
- AVAILABLE APRIL 2026



[robertluff.co.uk](http://robertluff.co.uk)

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# Floor Plan Lansdowne Road



Total area: approx. 743.4 sq. feet



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	80

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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