



Per Calendar Month

£825 Per

## George V Avenue, Worthing

- One Bedroom Flat
- Gas Central Heating
- Modern fitted kitchen
- Viewing essential
- EPC Rating C

Robert Luff & Co are delighted to offer this one compact bedroom apartment benefiting from open plan kitchen/living room, gas central heating and double glazing. The property is unfurnished.

Viewing recommended.

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## Accommodation

### Communal Entrance

Access to through the communal courtyard and stairs leading to the 2nd floor.

### Entrance Hall

Entryphone system. Laminate flooring. Doors leading to:

### Living Room & Kitchen - 'L' shaped 17'0" max x 11'0" (5.18 max x 3.35)

Double glazed side aspect windows. Laminate flooring. Double radiators.

Matching wall and base units incorporating the stainless steel sink with drainer and mixer tap. Built in electric oven with a four ring gas hob, extractor hood and stainless steel splash back. Integral washing machine and fridge with freezer compartment. Radiator.

### Bedroom One 11'5" x 7'5" (3.48 x 2.26 (3.49 x 2.25))

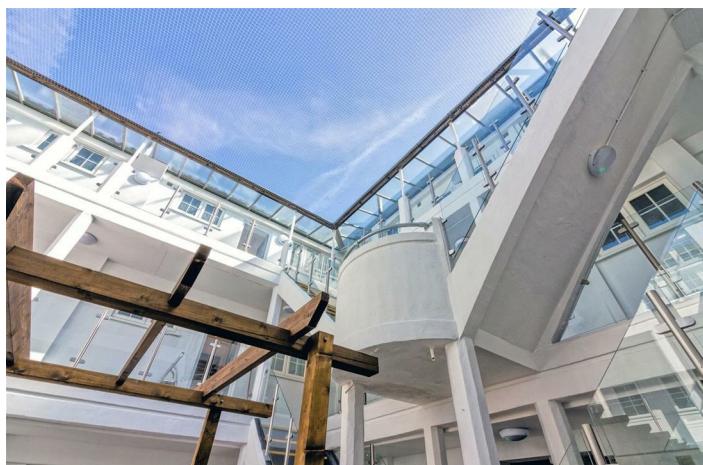
Double glazed side aspect window. Radiator.

### Bathroom

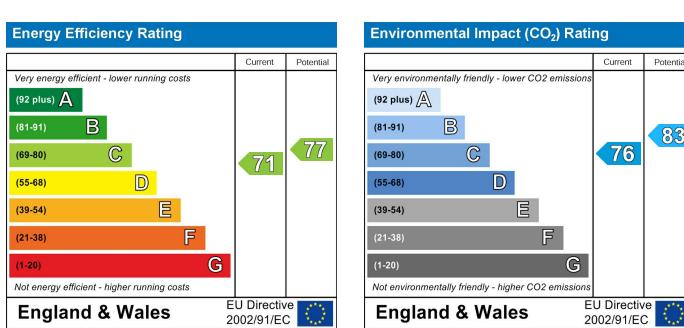
Double glazed side aspect window. Panelled bath with shower attachment and glass shower screen. Low level WC. Wash hand basin with storage under. Chrome towel radiator.

### Outside

Communal internal courtyard with raised flowerbeds. Surrounding communal gardens and communal bin area.



## Floorplan



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.