



£950 Per
Calendar Month

West Avenue, Worthing

- Two Double Bedrooms
- En-suite Shower Room
- Bathroom/WC and
- Balcony
- Separate Cloakroom/WC
- EPC Energy Rating C (77)

Robert Luff Lettings are delighted to offer this spacious first floor flat in the prestigious Westmead Gardens. The property features two double bedrooms, ensuite, generous lounge diner, kitchen and bathroom. Further benefits include a balcony and attractive communal grounds. Available early April 2021

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Accommodation

Entrance Hall 27' 10" long (8.23m 3.05m long)
Radiator, entry phone, built-in coat cupboard, airing cupboard with hot water cylinder

Cloakroom

WC wash hand basin, radiator, double glazed window

Lounge 20'5" x 11'5" (6.22m x 3.48m)
A Southerly aspect room, two radiators, double glazed window to side, sliding patio doors to :-

Balcony

Southerly Aspect

Kitchen/Breakfast Room 11'5" x 10'10" (3.48m x 3.30m)

Range of wall and base units, built in oven, hob and filter, dish washer, washing machine, fridge freezer, one and a half bowl sink unit, radiator, double glazed window

Master Bedroom 16'5" x 12'2" (5.00m x 3.71m)

Built in wardrobe, radiator, double glazed window

En-Suite Shower Room

Shower cubicle, WC, pedestal wash hand basin, partly tiled walls, radiator, double glazed window

Bedroom Two 16'5 (into bay) x 11'5 (5.00m (into bay) x 3.48m)

Radiator, built in wardrobes, double glazed window

Bathroom

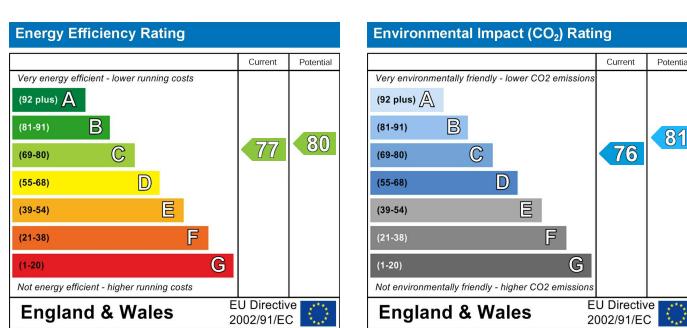
Bath, pedestal wash hand basin, WC, radiator, partly tiled walls, double glazed window

Outside

Delightful well maintained communal grounds with a seating area surrounding a fountain



Floorplan



The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.