



## West Avenue, Worthing

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

£950 Per  
Calendar Month

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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**Robert  
Luff & Co**  
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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

Southerley 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

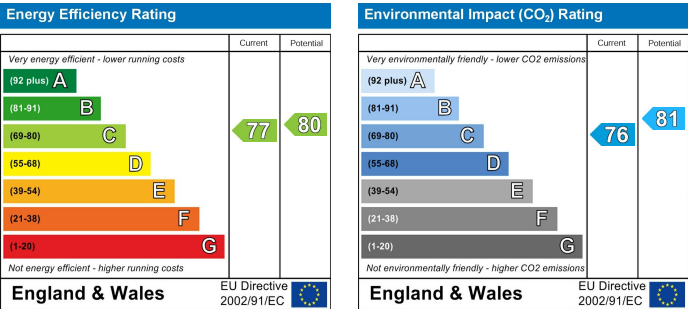
Delightful well maintained communal grounds with a seating area surrounding a fountain



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