



## Portland Road, Worthing

£900 Per  
Calendar Month

- Converted First Floor Flat
- Bay Fronted Living Room
- Re-Fitted Kitchen / Breakfast Room
- Available Early May 2025
- EPC Energy Rating

Robert Luff Lettings are delighted to offer to the market this well-presented, converted first floor flat, ideally situated in a prime town centre location. Local shops, restaurants, Worthing seafront, mainline train station, and regular bus routes are all within easy reach.

The property offers bright and spacious accommodation throughout, comprising an entrance hall, bay-fronted living room, a stylish re-fitted kitchen/breakfast room, a good-sized double bedroom, and a modern bathroom.

This charming period conversion combines character features with modern comforts and is perfect for professionals or couples looking to enjoy the convenience of town centre living.

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

### Entrance

Communal entrance hall with private front door leading to;

### Entrance Hall

Intercom, thermostat.

**Living Room 14'7" into bay x 12'9" (4.45 into bay x 3.89 (4.44 x 3.88))**

Sash bay window to front aspect with radiator below, TV point, telephone point.

**Re-Fitted Kitchen / Breakfast Room 11'0" x 11'0" (3.35 x 3.35)**

Sash window, range of wood fronted wall and base units, one and half bowl stainless steel sink inset to worktop with mixer tap, four ring electric hob with electric oven and extractor hood above, integrated fridge freezer, washing machine and dishwasher, radiator, tiled splash back.

**Bedroom One 10'0" x 7'8" (3.05 x 2.34)**

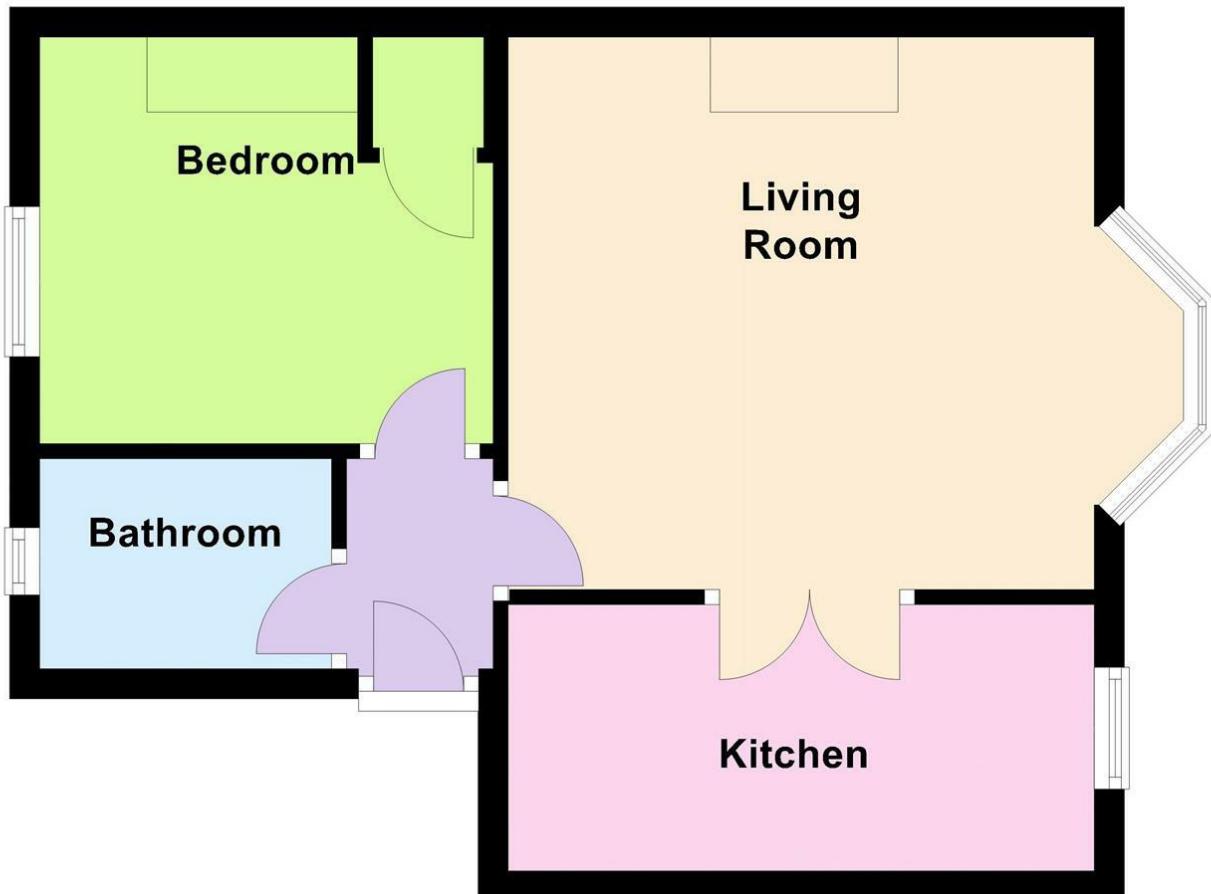
Sash window, radiator, airing cupboard, electric heater / boiler.

### Bathroom

Frosted window, panel enclosed bath with mixer tap and over bath shower with folding shower screen, low level flush w/c, pedestal wash hand basin, tiled splash back.



## Floor Plan



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	

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.