



PCM
£995 PCM

Broadwater Road, Worthing

- Bright top floor flat
- Open-plan lounge and modern kitchen
- Spacious double bedroom
- Contemporary bathroom
- EPC energy rating D (64)
- Double glazing throughout
- Prime Broadwater location

Robert Luff & Co are pleased to present this bright and spacious top floor flat, perfectly situated just moments from Worthing mainline station, the vibrant town centre, and within easy walking distance to the picturesque seafront.

The property features a modern open-plan lounge and kitchen, a comfortable double bedroom, and a contemporary bathroom. Additional benefits include an allocated parking space conveniently located at the front of the building, double-glazed windows for added comfort, and a brand new lease.

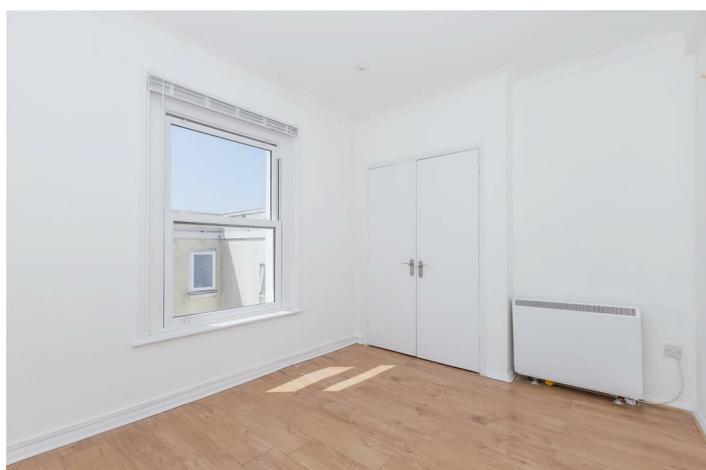
Ideal for professionals or couples seeking a well-connected, stylish home in a sought-after location.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff
& Co**
Sales | Lettings | Commercial



Accommodation



Floor Plan

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.9 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	

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

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.