



£895 Per  
Calendar Month

## George V Avenue, Worthing

- Beautifully Presented Flat
- Two Bedrooms
- Unfurnished - GFCH
- Available Now
- EPC Rating C (69)

\*\* VIEWINGS FULLY BOOKED \*\*

Robert Luff & Co is delighted to offer a two bedroom apartment in a substantial development of one or two bedroom apartments. The apartment was recently refurbished including new bathroom, open plan fitted kitchen/living room, gas central heating and double glazing. The property is unfurnished and located on the second floor.

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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))

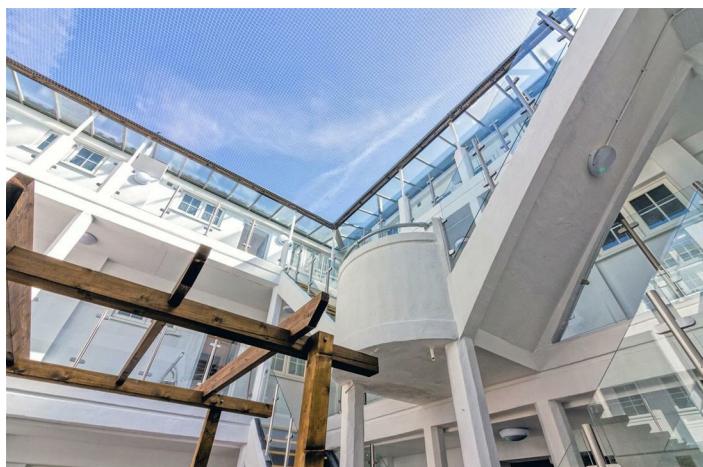
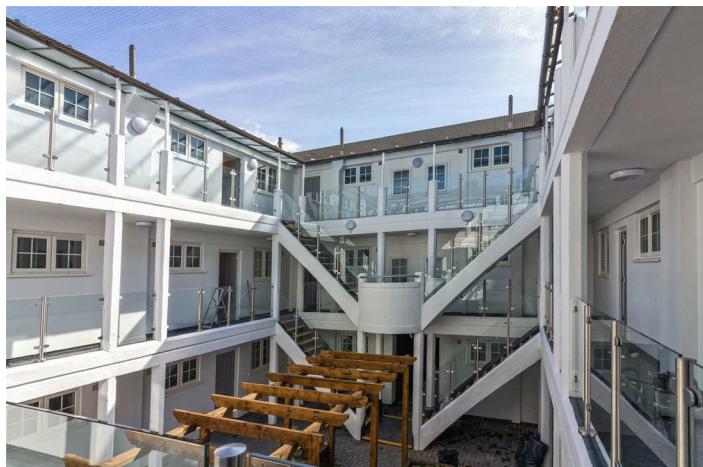
Double glazed side aspect window. Radiator.

### Bathroom

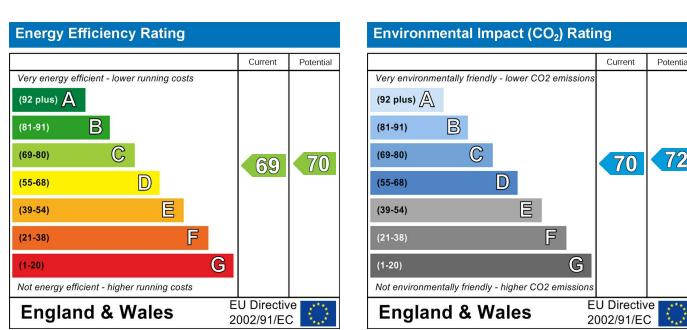
Double glazed side aspect window. Panelled bath with shower attachment and glass shower screen. Low level WC. Wash hand basin with storage under. Chrome towel radiator.

### Outside

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



## Floorplan



The 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.