



£900 Per
Calendar Month

Warwick Road, Worthing

- Basement Flat
- One Bedroom
- Private courtyard garden to rear
- Well Presented
- Town Centre Location
- EPC Energy Rating D (63)
- Available November 2023

Robert Luff & Co Lettings presents an attractive one-bedroom basement flat. This property is notably well presented, offering a high standard of living. A key highlight is the private entrance, ensuring an added level of independence for the tenant. Situated in Worthing town center, it provides easy access to local amenities, seafront and transport links.

The accommodation encompasses an open plan lounge kitchen, a bedroom, and a shower room. This layout offers a practical and comfortable living space suitable for a single occupant or a couple. The open plan design might provide a sense of openness and fluidity within the flat.

PRIVATE COURTYARD TO REAR

AVAILABLE NOVEMBER 2023.

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Accommodation

ENTRANCE

Glazed door to entrance area, door to:-

Entrance Hall

Electric heater, laminate flooring, coving

Bedroom 11'4" x 10'4" (3.45m x 3.15m)

Electric heater, coving, double glazed window to front aspect

Open Plan Lounge / Kitchen 15'1" x 11'1" (4.60m x 3.38m)

Range of white gloss fronted wall and base units, four ring hob inset into worksurface with oven under and extractor over, downlighters, laminate flooring, electric heater , double glazed window to rear aspect



Further Kitchen / Utility Area

Cupboard housing hot water tank, stainless steel sink unit inset into worksurface with mixer tap and drainer, space and plumbing for washing machine, tiled flooring, frosted double glazed window and double glazed door providing access to courtyard



Shower Room

Walk in shower cubicle, pedestal wash hand basin with mixer tap, low level flush W.C, partially tiled walls, tiled flooring, frosted double glazed window

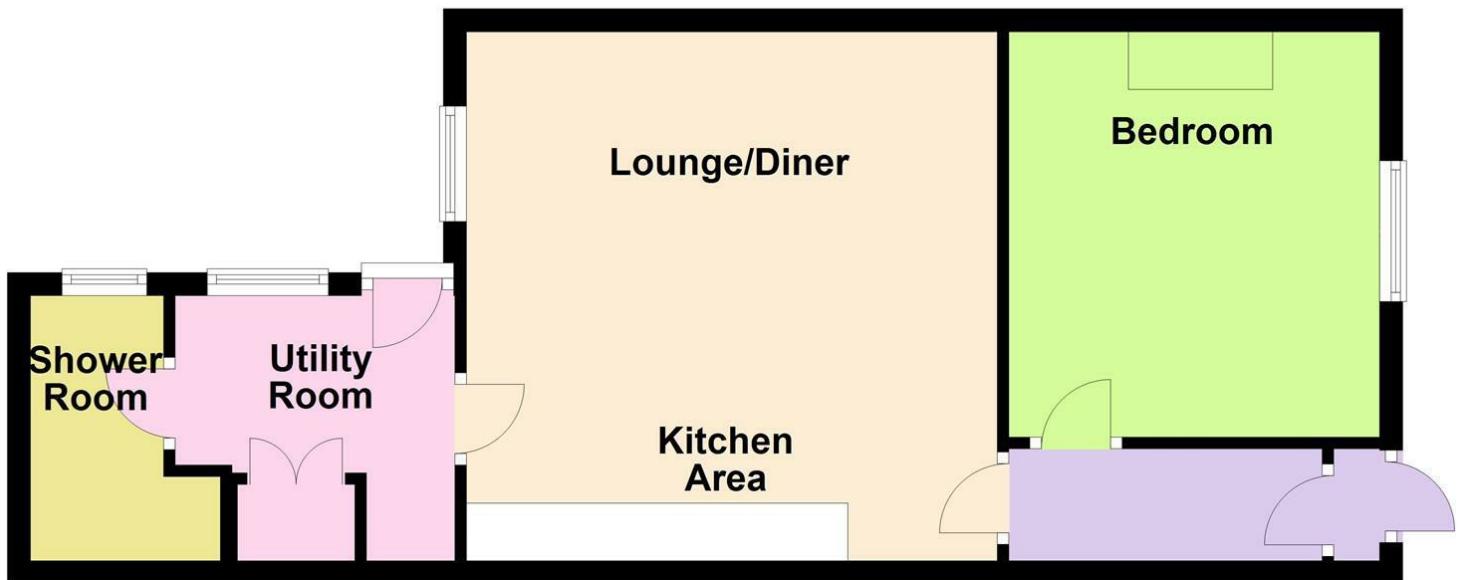
OUTSIDE

Courtyard area



Floor Plan

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 45.0 sq. metres (484.1 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 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.