



## Eton Road, Worthing



PCM  
£900 PCM

- \*SPLIT LEVEL ONE BED MAISONETTE\*
- \*EN-SUITE BATHROOM/W.C. - SEPARATE SHOWER CUBICLE\*
- \*LOUNGE/KITCHEN - SOME APPLIANCES\*
- \*DOUBLE GLAZED WINDOWS
- \*VIEWING ESSENTIAL
- \*CLOAKROOM/W.C.\*
- \*AVAILABLE NOW\*
- \*OWN STREET ENTRANCE
- \*CLOSE TO SHOPS AND STATION
- LET AGREED - SIMILAR NOW REQUIRED

ROBERT LUFF & CO are delighted to offer to let a one bedroom split level maisonette located just off the Tarring Road in Worthing. Offering easy access to station, local shops and seafront. Comprising of its own private front door, stairs rising to first floor with lounge with open plan fitted kitchen, further storage cupboard, stair rising to top floor with double bedroom, en-suite shower and separate shower cubicle.

EARLY VIEWING RECOMMENDED.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

Own Front Door at Street Level with Acces to Stairs Leading to

### First Floor Landing

Under stairs cupboard and panel heater

### Cloakroom/W.C.

W.C. and wash hand basin, tiled floor

**Lounge/Kitchen 45'11" 16'5" x 32'10" 19'8"**  
maximum - narrows to 9 (14 5 x 10 6 maximum - narrows to 28.65)

Wall and base units, built in oven/hob/filter, washing machine, two double glazed windows, electric heater, cupboard with space for fridge freezer

### Stairs to Second Floor Landing

Shower cubicle with electric shower and extractor, cupboard housing hot water cylinder, access to loft

**Bedroom 45'11" 19'8" x 32'10" 16'5" narrowing to 7'8" (14 6 x 10 5 narrowing to 23.77)**

Electric panel heater, double glazed window. Door to :-

### En-Suite Bathroom

White suite of bath and shower mixer, pedestal wash hand basin, W.C., electric heater, velux window, extractor



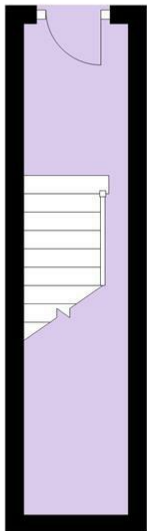
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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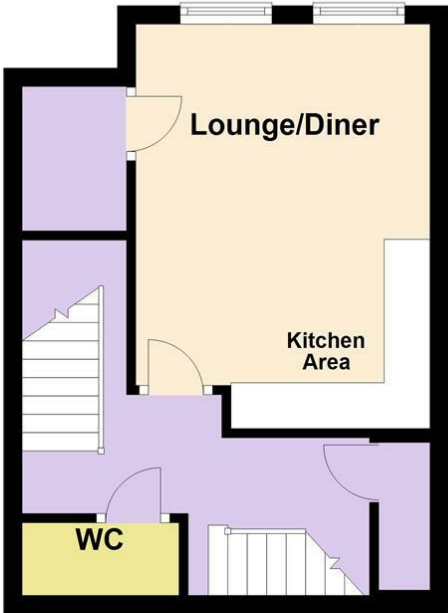
Ground Floor

Approx. 6.1 sq. metres (65.6 sq. feet)



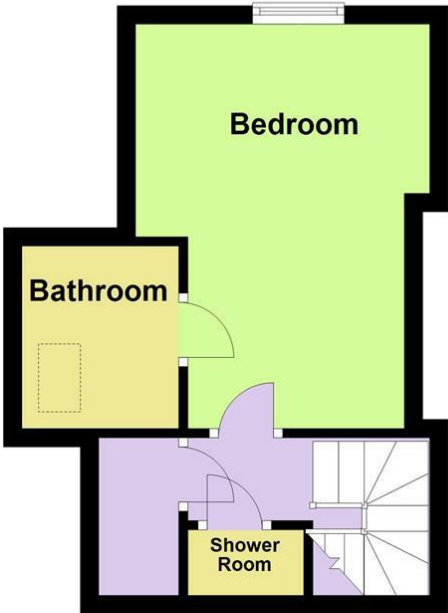
First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.3 sq. feet)



Total area: approx. 55.4 sq. metres (595.8 sq. feet)

| Energy Efficiency Rating                     |  | Current                    | Potential     |
|----------------------------------------------|--|----------------------------|---------------|
| Very energy efficient - lower running costs  |  |                            |               |
| <div><div></div><div>(92 plus) A</div></div> |  |                            | <div>81</div> |
| <div><div></div><div>(81-91) B</div></div>   |  |                            |               |
| <div><div></div><div>(69-80) C</div></div>   |  |                            |               |
| <div><div></div><div>(55-68) D</div></div>   |  | <div>65</div>              |               |
| <div><div></div><div>(39-54) E</div></div>   |  |                            |               |
| <div><div></div><div>(21-38) F</div></div>   |  |                            |               |
| <div><div></div><div>(1-20) G</div></div>    |  |                            |               |
| Not energy efficient - higher running costs  |  |                            |               |
| England & Wales                              |  | EU Directive<br>2002/91/EC |               |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     | 69      | 69        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.