



Per Calendar Month
£825 Per

Broadwater Road, Worthing

- One Double Bedroom
- Communal Laundry
- Allocated Parking
- Close To Town Centre
- EPC Rating D
- To Be Redecorated Throughout
- AVAILABLE NOW

Robert Luff & Co Lettings welcome to market this one bedroom flat ideally situated close to the town centre shops, restaurants, parks, bus routes and with the mainline station nearby. The property comprises of one double bedroom, lounge/kitchen area and bathroom. Other benefits include, communal laundry room, communal patio area to the rear and off road allocated parking for one vehicle. Available end of March

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

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Accommodation

Communal Entrance Hall

Radiator. Coving. Access to communal laundry room. Stairs to first floor.

Entrance Hall

Front door with combination lock. Wall mounted electric fuse box.

Living Room / Kitchen Area 12'2x13'6 (3.71mx4.11m)

Radiator, coving, wall mounted intercom phone, smoke alarm, range of matching wall and base units, four ring electric hob with extractor over and oven under, stainless steel sink with mixer tap and drainer inset into worksurface, fridge, partially tiled walls, wall mounted water heater. Double glazed windows to front aspect.



Bedroom 11'9x10'0 (3.58mx3.05m)

Radiator, coving, smoke alarm, fireplace surround, double glazed windows to front aspect.

Bathroom

Coving, cubicle shower, low level flush WC, pedestal wash hand basin with tap, wall mounted water heater and tiled splash back, wall mounted heater, wall mounted towel rail.



Communal Laundry Room

Range of matching wooden base units, two washing machines, two tumble dryers, cupboards housing meters, single glazed windows to front aspect.

Outside

Allocated Parking

Off road parking allocated for one vehicle.

Communal Patio Area

Majority laid to patio, shed.

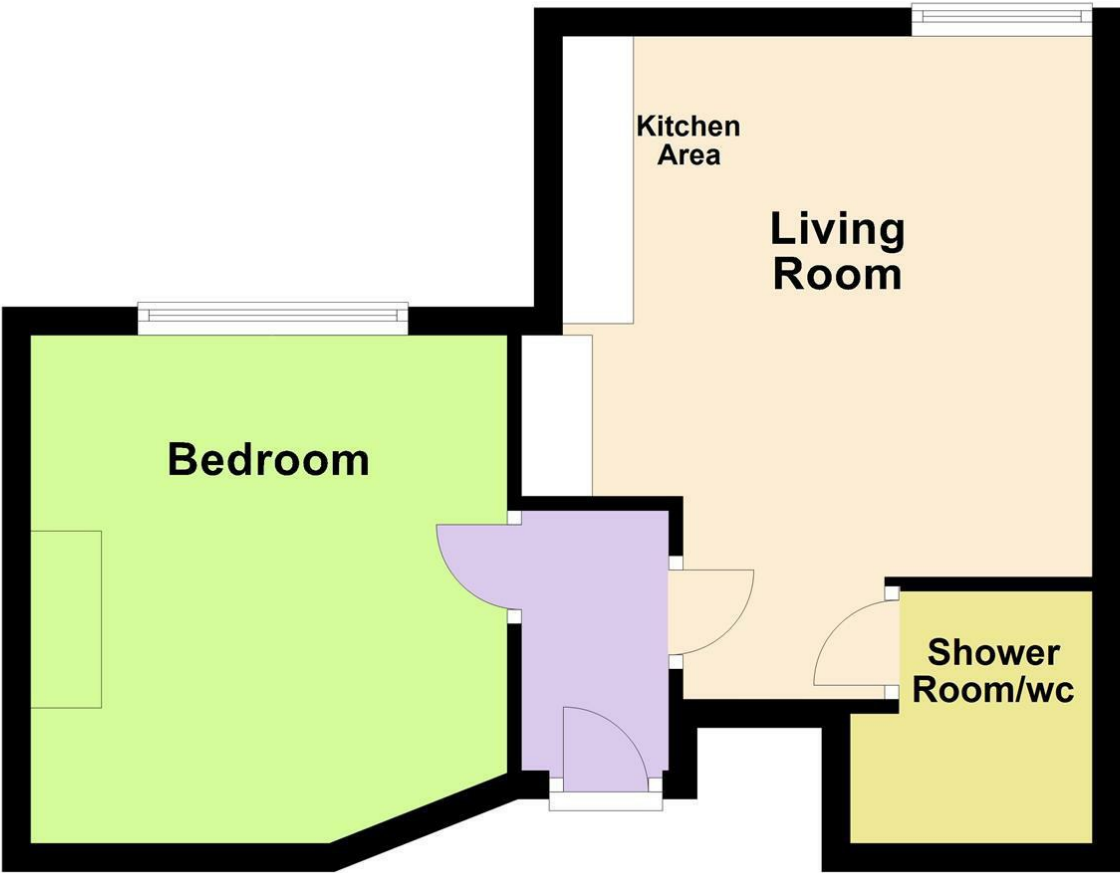


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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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 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.