



£1,400

## St. Botolphs Road, Worthing

- Attractive Roffey Homes Development
- Ground Floor Apartment
- Two Double Bedrooms
- Large Split Level Garden
- SHORT TERM 6 MONTH LET ONLY
- Spacious Westerly Aspect Kitchen/Lounge/Diner
- Underfloor Heating
- En-Suite and Bathroom
- Garage In Compound
- EPC Rating - C

ROBERT LUFF & CO are delighted to offer to the rental market this beautifully presented two-bedroom ground floor garden flat, ideally situated in the sought-after West Worthing location. The property is conveniently located close to local schools, shops, parks, bus routes, and West Worthing station, making it perfect for both families and commuters.

The accommodation comprises a spacious and modern open-plan kitchen, lounge, and dining area, providing an excellent space for living and entertaining. There are two double bedrooms, one of which benefits from an en-suite, along with a family bathroom, ensuring comfort and convenience for residents.

Other benefits of this property include underfloor heating, a newly installed boiler, and double glazing throughout, offering energy efficiency and comfort. Outside, the flat boasts a spacious private rear garden, featuring a raised patio and lawn area, ideal for outdoor relaxation and entertaining. The property also includes a garage, adding valuable storage or parking space.

This wonderful flat combines modern living with excellent amenities in a highly desirable area.

SHORT TERM SIX MONTH ONLY LET.

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## Accommodation

Communal entrance door to light oak front door leading to:

### Entrance Hallway

Telephone intercom phone. Crock cupboard with hanging space and plumbing for a washing machine and an electric consumer unit. Underfloor heating thermostat. Door to:

### Kitchen/Lounge/Diner 28'1" x 10'2" (8.56 x 3.10)

Kitchen area - Range of light fronted high gloss base and wall units. Roll top working surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Four ring gas hob with extractor fan over. Integrated fridge/freezer. Electric oven. Cupboard enclosed Bowman boiler. Stack of draws. Tiled floor. Coving.

Lounge/Diner Area - Dual aspect double glazed windows. Double glazed bay window to front with westerly aspect. Telephone and TV point. Underfloor heating.

### Bedroom one 12'7" x 9'6" (3.84 x 2.92)

Double glazed window and door with built in blinds. Fitted wardrobe with hanging and shelving. Door to:

### En-suite Shower Room

Shower cubicle with sliding door and fitted shower. Low level flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Down lights. Wood effect flooring.

### Bedroom Two 12'1" x 9'7" (3.70 x 2.93)

Double glazed window and door giving access to rear garden. TV point. Coving. Fitted white wood fronted wardrobe with hanging and shelving.

### Bathroom

'P' shaped panel enclosed bath with shower screen, mixer tap, and shower attachment. Pedestal wash hand basin with mixer tap. Low level flush WC. Heated towel rail. Wood effect flooring. Down lights.

### Rear Garden

Laid lawn area. Patio and path with steps leading to a raised patio area. Wall and rail enclosed. Outside tap. Outside power point.

### Tenure

Leasehold property with approximately 88 years remaining on lease.  
Annual Maintenance - £2,429.80  
Annual Ground Rent - £250  
Council Tax Band - C



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Total area: approx. 67.6 sq. metres (728.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.