



## Melbourne Avenue, Worthing

£1,200 Per  
Calendar Month

- Three Bedroom Terraced House
- Newly Fitted Kitchen
- EPC Rating D
- Goring Location
- Available Now

\*\* VIEWINGS FULLY BOOKED\*\*

Robert Luff Lettings are delighted to offer this beautifully presented three bedroom terraced house in a sought after Goring location. The property offers two double bedrooms, one single bedroom, a newly fitted kitchen, rear and front garden. This property is a must view and available now!

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## Accommodation

### Entrance

Double glazed front door to:-

### Entrance Hall

Radiator, coving, storage cupboard housing shelving.

### Lounge 10'2x21'7 (3.10mx6.58m)

Two radiators, strip wood flooring, coving, built in cupboard, shelving, cupboard housing shelving, double glazed front aspect window, double glazed double doors providing access to rear garden.

### Kitchen 7'8x12'6 (2.34mx3.81m)

Newly fitted kitchen with a range of white gloss matching wall and base units. Stainless steel sink inset into worksurface with mixer tap and drainer. Washing machine, dishwasher, fridge. Four ring gas hob with oven under and extractor over. Partially tiled walls. Cupboard housing gas boiler with shelving. Double glazed window with rear aspect. Double glazed single door providing rear access.

### Bedroom One 12'2x8'10 (3.71mx2.69m)

Radiator. Built in wardrobes with shelving and rails. Cupboard housing hot water tank with shelving. Rear aspect double glazed window.

### Bedroom Two 10'5x8'4 (3.18mx2.54m)

Radiator. Front aspect double glazed window. Wall shelving.

### Bedroom Three 9'11x7'4 (3.02mx2.24m)

Radiator. Shelving. Front aspect double glazed window.

### Bathroom

White suite comprising; panel enclosed bath with electric shower and glass shower screen. Floating wash hand basin. Low level flush WC. Heated towel rail. Fully tiled walls and flooring.

### Outside

#### Rear Garden

Majority laid to lawn, part laid to patio. A range of mature trees and shrubs. Side access gate. Two brick storage sheds.

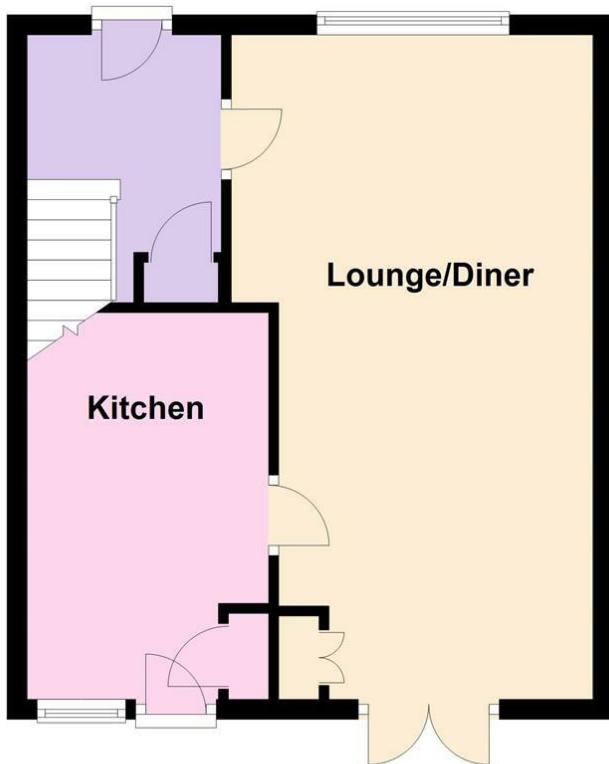
#### Front Garden

Majority laid to lawn. A range of mature trees and shrubs.

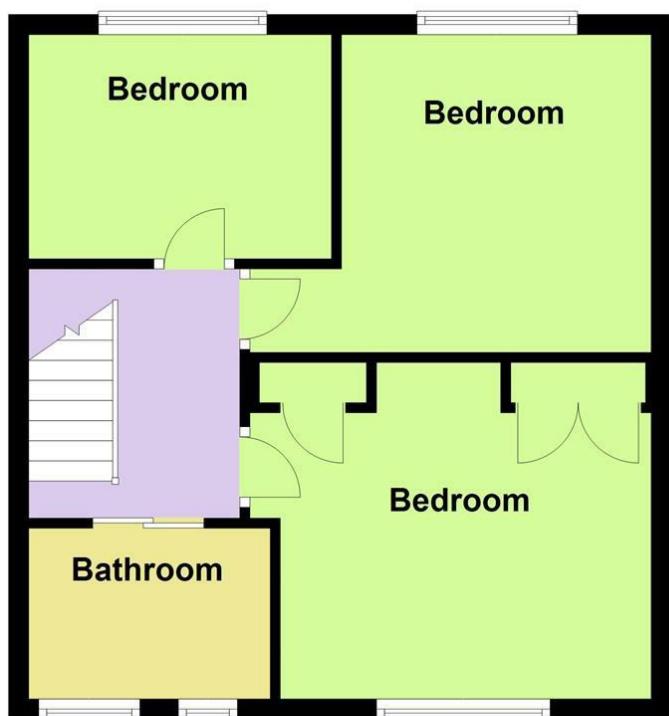


## Floorplan

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.