



Per Calendar Month
£995 Per

Downview Road, Worthing

- First Floor Flat
- Two Double Bedrooms
- Available End November
- Gas Central Heating / Double Glazing
- EPC Energy Rating D (56)
- Council Tax Band - B

**** VIEWINGS FULLY BOOKED **** Robert Luff & Co are delighted to offer this first floor two bedroom flat, with a garage. Benefits include Gas Central Heating & Double Glazing. There is a spacious lounge, two double bedrooms and the flat is situated in a very convenient position for West Worthing Station, shops in Tarring Road & Heene Road. Bus services run in Mill Road to the Town Centre & surrounding districts. Available August

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Laminate flooring, Radiator, Entryphone, Three built in cupboards.

Lounge 16'1 x 11'7 (4.90m x 3.53m)

Southerly aspect double glazed window, Radiator.

Kitchen 9'10 x 8'4 (3.00m x 2.54m)

Range of wall & base units, Gas cooker, double glazed window, one and a half bowl sink unit.

Bedroom One 13'4 x 11 (4.06m x 3.35m)

Southerly aspect double glazed window, Radiator, Built in wardrobe.

Bedroom Two 9'6 x 11 (2.90m x 3.35m)

Radiator, Double glazed window, Built in wardrobe.

Bathroom

White suite of bath with shower over, inset wash hand basin with cupboards drawers under, Double glazed window, Heated towel rail, Tiled walls.

Separate WC

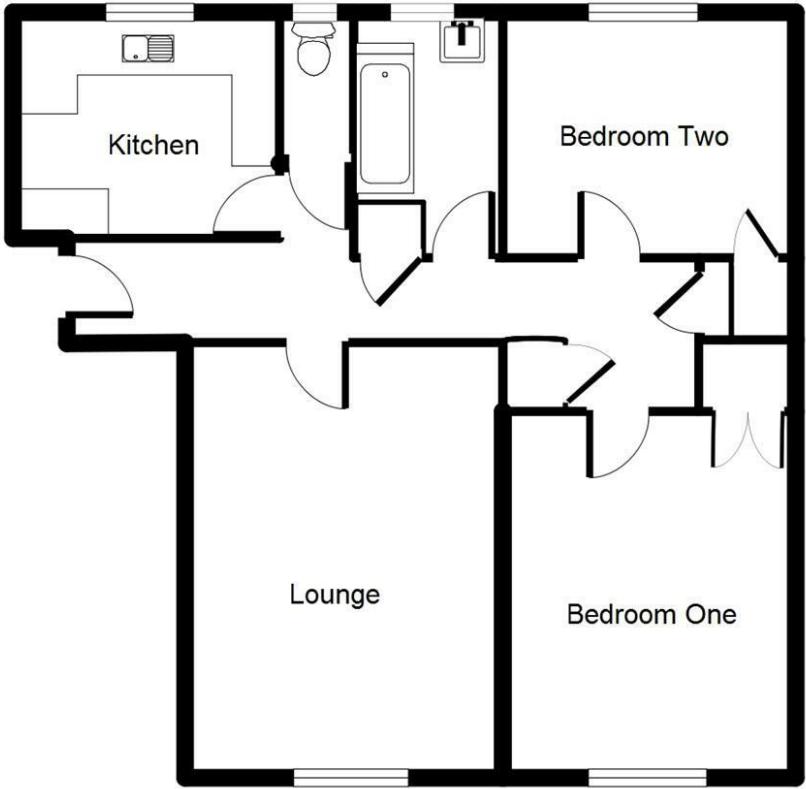
Low level suite, Double glazed window, Radiator.



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

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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.