



## Graham Road, Worthing

£1,450 Per  
Calendar Month

- 3 Bedroom First Floor Flat
- Gas Central Heating
- Double Glazed Windows
- Modern Bathroom
- Fitted Kitchen
- EPC D
- Permit Parking
- Available AUGUST 2026

Embrace the epitome of urban living with our latest offering in the heart of Worthing! This chic and spacious 3-bedroom first-floor flat boasts a prime location just moments away from the bustling town center and picturesque seafront. Step into a world of modern sophistication with three double bedrooms, a stylish fitted kitchen, and a contemporary bathroom.

Open Day - Friday 10th of July - between 12:00 & 13:00

Available AUGUST 2026

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Kitchen 10'09x8'09 (3.28mx2.67m)

As you walk up the stairs into the property you are greeted by the kitchen with an integrated cooker and hob, plumbing for washing machine, space for an under counter fridge, grey brick effect tiled splash back, laminate floor, cream high gloss floor to ceiling units.

### Bathroom 7'1x8'05 (2.16mx2.57m)

Modern fitted bathroom with a P shaped bath and electric shower attachment, laminate flooring, double glazed frosted window, heated towel rail and built in storage with the boiler.



### Landing 7'1x8'08 (2.16mx2.64m)

Spacious landing area that would be perfect as a study area, TV and phone line, front aspect double glazed window and radiator.

### Living Room 14'00x11'07 (4.27mx3.53m)

Bright and airy living space with feature fireplace surround, bay fronted double glazed windows, laminate floor and radiator.



### Master Bedroom 12'00x10'08 (3.66mx3.25m)

Double bedroom, laminate flooring, bay fronted double glazed window, 3 double sockets and radiator.

### Bedroom 2 10'11x9'11 (3.33mx3.02m)

Double bedroom with free standing double wardrobe, double glazed window, radiator and laminate flooring.

### Bedroom 3 9'10x9'01 (3.00mx2.77m)

Double bedroom with double glazed window, radiator and laminate flooring.



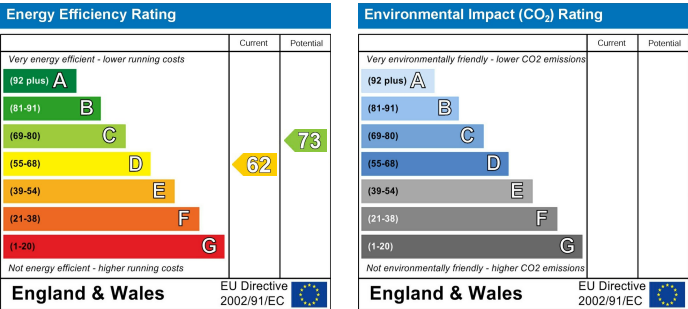
### Stock photos

Photos used are stock photos - there will be some redecoration undertaken prior to new tenants moving in.

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

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