



## 39 Bulkington Avenue, Worthing

£995 Per  
Calendar Month

- 1/2 Bedroom First Floor Flat
- Popular Location
- Close To Station
- Council Tax Band - A
- Available End of JULY 2024
- Gas Central Heating
- EPC Rating - C
- VIEWINGS 24TH JULY 10:00 - 12:00

Robert Luff & Co are pleased to offer this converted first floor flat for rental with dual aspect open plan lounge kitchen, one double bedroom and a further bedroom that would make an ideal home office. Being ideally situated close to both shops and mainline station. Available end of JULY 2024.

VIEWINGS 24TH JULY 10:00 - 12:00

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff  
& Co**  
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## Accommodation

### FIRST FLOOR FLAT

Communal Entrance  
Stairs to:

First Floor  
Door to:

Entrance Hall  
Security entry phone, thermostat.

**Open Plan Lounge Kitchen 12'8" x 12'7" (3.86 x 3.84)**

TV point, two double glazed windows giving room dual aspect, telephone point, radiator, wall light points.



### Kitchenette

Range of beech units with roll edge work surfaces and has inset single bowl, single drainer stainless steel sink unit with mixer tap, range of base and wall units, four ring halogen style electric hob, stainless steel built in oven and extractor above, integrated fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled flooring area.

**Bedroom One 10'8" x 10'5" (3.25 x 3.18)**

Double glazed window, radiator, coved ceiling.



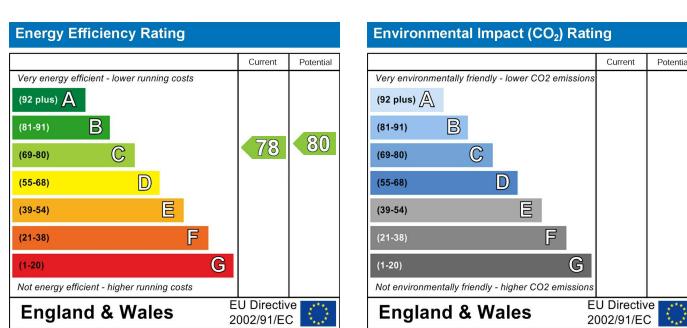
### Bedroom Two/Study

Wall mounted Bosch Worcester boiler, radiator, double glazed window.

### Bathroom/WC

White suite comprising of panel enclosed bath, mixer tap with shower attachment, pedestal wash hand basin, low level WC, tiled wall, extractor fan, chrome towel rail, tiled flooring, spotlights.

## Floorplan



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.