



£1,250 Per  
Calendar Month

## Howard Street, Worthing

- Available End of Feb
- Two Double Bedrooms
- Dressing Area
- Off Road Parking & Garage
- EPC Energy Rating D (68)

Robert Luff & Co Lettings are delighted to offer this well presented two bedroom house (formerly three), situated within a short walk of Worthing's mainline station and town centre. The property comprises; kitchen, lounge, two double bedrooms (one with a dressing room/area) and a bathroom. Further benefits include off road parking, garage and a sunny aspect rear garden. Available Now

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## Accommodation

### Entrance Hall

Double glazed front aspect door. Radiator. Laminate flooring. Doorway into:

### Kitchen

Double glazed front aspect window. Matching white gloss wall and base units incorporating the stainless steel sink and drainer with mixer tap. Built in gas cooker and hob with an extractor fan above. Space/plumbing for a washing machine and fridge. Laminate flooring. Wall mounted combi gas central heating boiler.

### Lounge 16'10" x 13'11" (5.13 x 4.24)

Double glazed southerly aspect rear window. Double glazed rear door leading to the rear garden. Laminate flooring. Two radiators. Under stair storage cupboard. Stairs leading to the first floor.

### First Floor Landing

Hatch access to the loft space. Storage cupboard. Doors leading to:

### Bedroom One 9'3" x 7'11" (2.82 x 2.41 (2.83 x 2.42))

Sleeping Area - Double glazed rear aspect window. Radiator. Archway through to:

Dressing Room - Built in floor to ceiling, mirror fronted sliding doors. Further storage cupboard. Double glazed rear aspect window.

### Bedroom Two 10'8" x 10'6" (3.25 x 3.20)

Double glazed front aspect window. Radiator. Built in cupboard.

### Bathroom

Double glazed front aspect window. Paneled bath with shower over. Pedestal wash hand basin. Low level WC.

### Outside

#### Rear Garden

Mainly laid to lawn. Patio area and flowerbed borders.

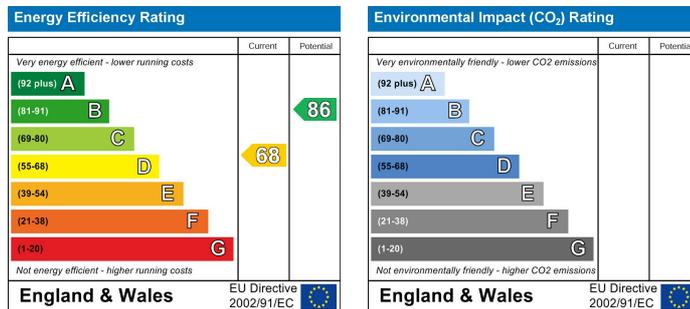
#### Front

Off Road Parking

#### Garage

#### Agents Note

Internal image was taken in 2017 and is purely for general guidance purposes only.



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.