



## Westcourt Road, Worthing

£850

- First Floor Flat
- One Bedroom
- New modern electric heating system
- Open Plan Lounge / Kitchen
- EPC Energy Rating B (86)
- Double glazing
- Modern kitchen
- Modern shower room

ROBERT LUFF & CO are delighted to offer for rent a one bedroom flat is located within a few minutes walk of Worthing Station and is on the first floor of a converted property. The flat includes an open plan lounge/kitchen with a built-in oven/hob, a bathroom with a shower over the bath, and a double bedroom.

In addition, the property is conveniently located near South Farm Road, which has a variety of shops, including a Tesco Express. Bus services also operate to surrounding districts, making it easy to get around.

If you have any further questions or would like to arrange a viewing, please do not hesitate to contact Robert Luff & Co.

Fiber internet connection, upgraded electric heating system and water heating system.

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



## Accommodation

### The Accommodation Comprises:-

Communal front door with entryphone, stairs to first floor, private front door to:

**Lounge / Kitchen 22'6" x 8'3" (6.86m x 2.51m)**

Radiator, kitchen area with wall & base units, built in oven & hob, plumbing for a washing machine, double glazed window.

**Bedroom 11'3" x 6'11" (3.43m x 2.11m)**

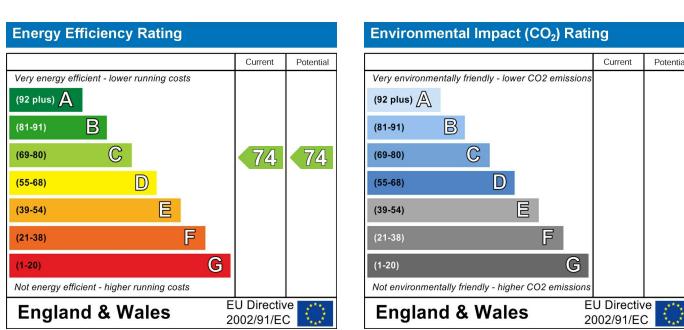
Radiator, double glazed window.

### Bathroom

Bath with shower mixer & screen, wash hand basin, W.C, radiator, part tiled walls.



## Floorplan



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.