



Rugby Road, Worthing



£775 Per
Calendar Month

- Two Bedrooms
- Second Floor Flat
- Close to Station & Shops
- Available January 2021
- EPC Energy Rating E (40)

Situated in West Worthing in a convenient location for West Worthing station and the shopping parades in Goring Road and Tarring Road/South Street, a second floor two bedroom flat which is available early January 2021. The flat has a staircase up to its own front door and viewing is highly recommended by the landlords sole agents.

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**Robert
Luff & Co**
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Accommodation

External Staircase to Front Door

Entrance Hall

Night storage heater, storage cupboard

Lounge 16'0 x 15'1 (4.88m x 4.60m)

Storage heater, double glazed southerly aspect window

Kitchen 9'6 x 7'7 (2.90m x 2.31m)

Wall and base units, stainless steel sink unit with tiled splash back, double glazed window, space and plumbing for washing machine, airing cupboard with hot water tank

Bedroom One 15'11 x 10'10 (4.85m x 3.30m)

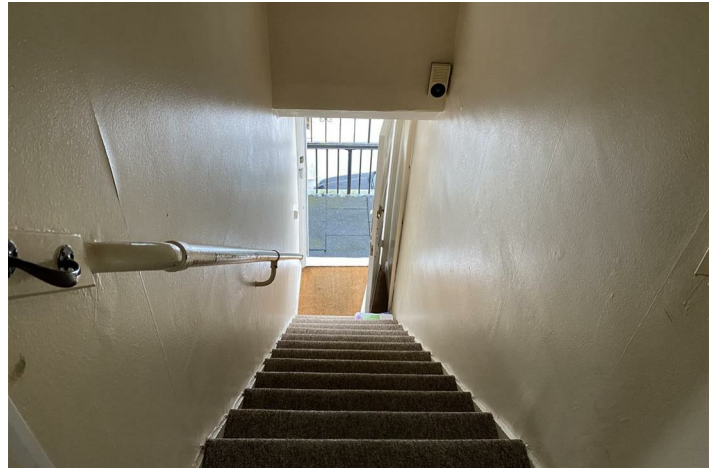
Double glazed window, storage heater, eves storage cupboard

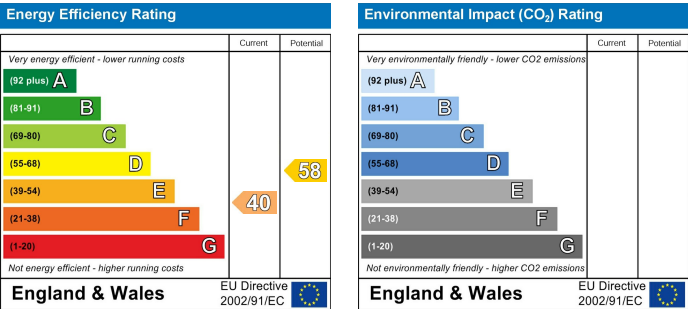
Bedroom Two 13'7 x 9'5 (sloping ceiling) (4.14m x 2.87m (sloping ceiling))

Storage heater, two double glazed window

Bathroom

White suite of panelled bath, W.C. pedestal wash hand basin, part tiled walls, electric wall mounted heater, double glazed window





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.