



PCM  
£725 PCM

## Cortis Avenue, Worthing

- FURNISHED ROOM ONLY IN A SHARED HOUSE - INCLUSIVE OF UTILITIES.
- NEWLY REDECORATED
- NEW WINDOWS
- NEW HEATING
- NEW KITCHEN
- NEW SHOWER ROOM
- NEW BATHROOM
- WEST FACING GARDEN
- EARLY VIEWING ESSENTIAL

FIVE ROOMS AVAILABLE

FURNISHED ROOM ONLY IN A SHARED HOUSE - INCLUSIVE OF UTILITIES.

ROBERT LUFF & CO are delighted to offer for rent a property that is currently been re-developed as a HMO, full works are now completed to include new luxury fully integrated kitchen / breakfast room, two luxury shower rooms / W.C's, new flooring throughout, new gas central heating system, updated fire detection system and fire doors throughout.

Furnished rooms with all new IKEA furniture, new carpets and flooring throughout.

Large private West facing rear garden, side access, parking for numerous vehicles to front.

Suit room shares, company, charity or organisation.

PLEASE CALL FOR YOUR IMMEDIATE VIEWING APPOINTMENT.

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



## Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			72 <b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.