



West Parade, Worthing

£1,495 Per
Calendar Month

- Stunning Seafront Apartment
- Direct Sea Views - Garage
- EPC Energy Rating C (79)
- Two Double Bedrooms
- Heating/Hot Water Included
- AVAILABLE NOW

** OPEN DAY WEDNESDAY 6TH SEPTEMBER ** Robert Luff & Co Lettings are delighted to offer this stunning fully refurbished seafront apartment. The property boast sea views from not only the enclosed balcony, but also the lounge and both double bedrooms. Further accommodation includes modern new fitted kitchen and bathroom, communal gardens and a garage. Heating and hot water will be included within the monthly rent. AVAILABLE NOW1.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

ENTRANCE

Communal Entrance Hall

Lift and stairs to first floor. Door to:-

Entrance Hall

Security Entryphone system. Storage cupboard with hanging. Further storage cupboard with shelving. Cupboard housing washing machine with shelving. Coving.

Bedroom One 13'9 x 11'10 (4.19m x 3.61m)

Radiator. Coving. Double glazed window to front aspect with sea views.

Bedroom Two 13'6 x 9'10 (4.11m x 3.00m)

Radiator. Coving. Double glazed window to front aspect with sea views.

Bathroom

White suite comprising; Panel enclosed p-shaped shower bath with mixer tap and shower over with shower screen. Vanity style wash hand basin with mixer tap and storage under. Low level flush WC. Heated towel rail. Extractor Fan. Partially tiled walls. Tiled floor.

Additional WC

Low level flush WC. Half size vanity style wash hand basin with mixer tap. Tiled floor. Motion sensor light.

Kitchen 10'4 x 7'9 (3.15m x 2.36m)

Range of gloss fronted wall and base units. 1 & 1/2 bowl sink unit inset into work surface with mixer tap and drainer. Four ring hob inset with oven under and extractor over. Integrated slimline dishwasher. Integrated fridge freezer. Partially tiled walls. Tiled floor. Double glazed window to side aspect.

Lounge 20'0 x 13'0 (6.10m x 3.96m)

Radiator. Wall lighting. Television point. Dual aspect with double glazed window to side aspect and Bi'folding doors opening to:-

Enclosed Balcony

With frontal sea views.

OUTSIDE

Communal Gardens

Garage

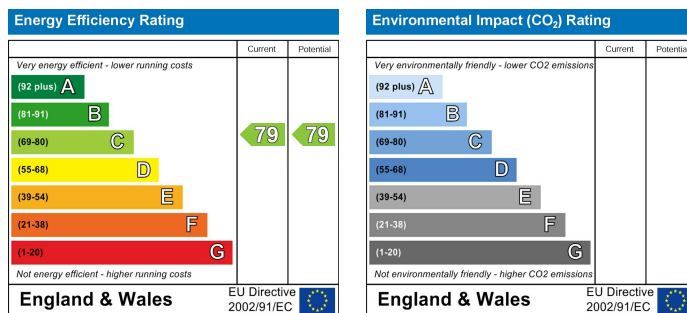
Located in a compound to the rear of the building. Access via Ariadne Road



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



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.