



Per Calendar Month  
£775 Per

## Downlands Avenue, Worthing

- Converted Maisonette
- 1 Bedroom & Bedroom 2/Study
- Available end of November
- Unfurnished
- Off Road Parking
- Access to A27
- EPC Rating C

Robert Luff & Co are pleased to present this attractive first floor split level maisonette in favoured Broadwater area. The property comprises 1/2 bedrooms, spacious living room, separate kitchen and desirable off road parking. The property is unfurnished.

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## Accommodation

### Front Entrance Door:

Stairs leading up to:

### Landing

Smooth ceiling and laminate flooring.

### Kitchen 12'0" x 9'8" (3.66 x 2.95 (3.65 x 2.94))

Smooth ceiling, double glazed window to rear, matching range of wall and base units with part tiled walls for splash back, integrated appliances include fan assisted oven, four ring gas hob and oven, extractor fan, in addition there is a stainless steel single bowl sink unit with drainer, space for washing machine and fridge freezer and radiator. This room also offers space to dine and laminated flooring throughout.

### Bedroom Two/Study 6'5" x 6'4" (1.96 x 1.93)

Smooth ceiling, double glazed windows to rear, radiator, shelving and carpeted.

### Living Room 12'0" x 10'2" (3.66 x 3.10)

Smooth ceiling, double glazed window to front, radiator, television point, telephone point and laminate flooring.

### Storage Room

Double glazed window to front, telephone point and stairs leading up to:

### Landing

### Bathroom

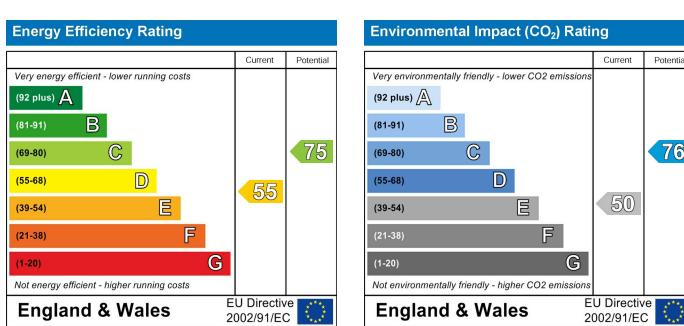
Fully tiled walls, velux window, wood panel enclosed bath with mixer taps and mains fed shower, w.c, wash hand basin with individual taps with mirror above and vinyl flooring.

### Master Bedroom

Smooth finish ceiling, double aspect velux windows to front and rear aspect, radiator, television point and carpeted throughout.



## Floorplan



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