



PCM  
£1,250 PCM

## Boundary Road, Worthing

- Spacious Apartment
- Two Bedrooms
- Close from the Seafront
- EPC Rating D
- AVAILABLE NOW!!!
- Second Floor Flat
- Lounge/Diner
- Close to Town Centre & Mainline Station
- Unfurnished

Robert Luff & Co are delighted to offer this beautifully presented two bedroom flat in the sought after West Worthing area. This purpose built flat offers hallway, shower room, separate wc, two large double bedrooms, enclosed balcony, modern kitchen and spacious dual-aspect lounge/diner. The property has got ample storage options and also benefits from two car parking permits, a great location, spacious living. Viewings highly recommended!

AVAILABLE BEGINNING MARCH 2026

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  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

Lift and stairs to second floor and flat front door.

### Hallway

Double storage cupboard with shelving and hanging rail, separate cupboard housing electric meter fuse board, further double storage cupboard housing insulated hot water tank and useful shelving, entry telephone, electric storage heater, doors to all rooms and coving to ceiling.

### Lounge/Diner 19'0" (max) x 15'1" (5.79 (max) x 4.60 (max) x 4.59))

With double glazed windows to two aspects, coving to ceiling, electric storage heater and door into:

### Kitchen 12'0" x 9'10" max (3.66 x 3.00 max (3.65 x 2.99 max))

Fitted with a range of wall and floor based units with display shelving, rolled edge worktop, one and a half bowl sink unit with mixer tap with integrated Brita drinking water filter, integral oven with ceramic four ring hob over, extractor and light, space for washing machine, dishwasher and fridge/freezer, upvc double glazed window to east elevation, irregular shape room with glazed panel and door to lounge/diner and ceramic tiled floor.

### Bedroom One 13'7" (max) x 11'6" (4.14 (max) x 3.51 (max) x 3.50))

With upvc double glazed window, two double wardrobes with display shelves to side, coving to ceiling and door out to:

### Balcony

Door from the bedroom leads to an enclosed useful area fitted with upvc double glazed windows.

### Bedroom Two 13'5" (max) x 9'3" (4.09 (max) x 2.82)

With upvc double glazed window overlooking the balcony, double and single fitted wardrobes and coving to ceiling.

### Bathroom

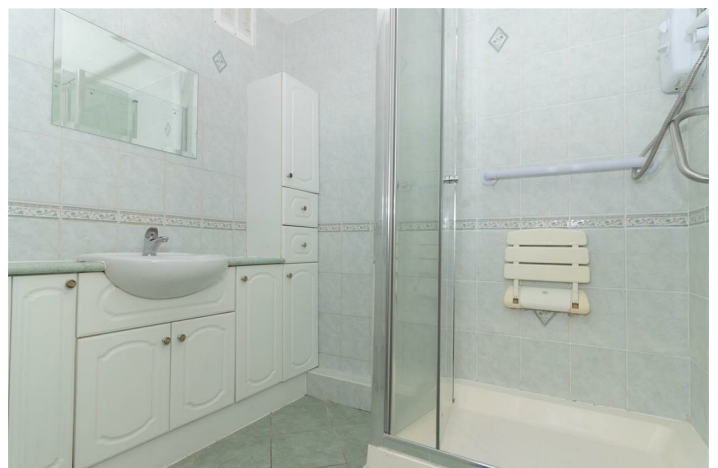
Fitted with a white suite comprising shower cubicle, fully tiled and with electric MIRA shower, wash hand basin with mixer tap inset to vanity unit with storage below and to side and worktop, walls fully tiled and ceramic tiled floor.

### Separate w.c

Fitted with a white low level flush w.c and ceramic tiled floor.

### Parking

Two off road communal parking spaces are available with this flat.



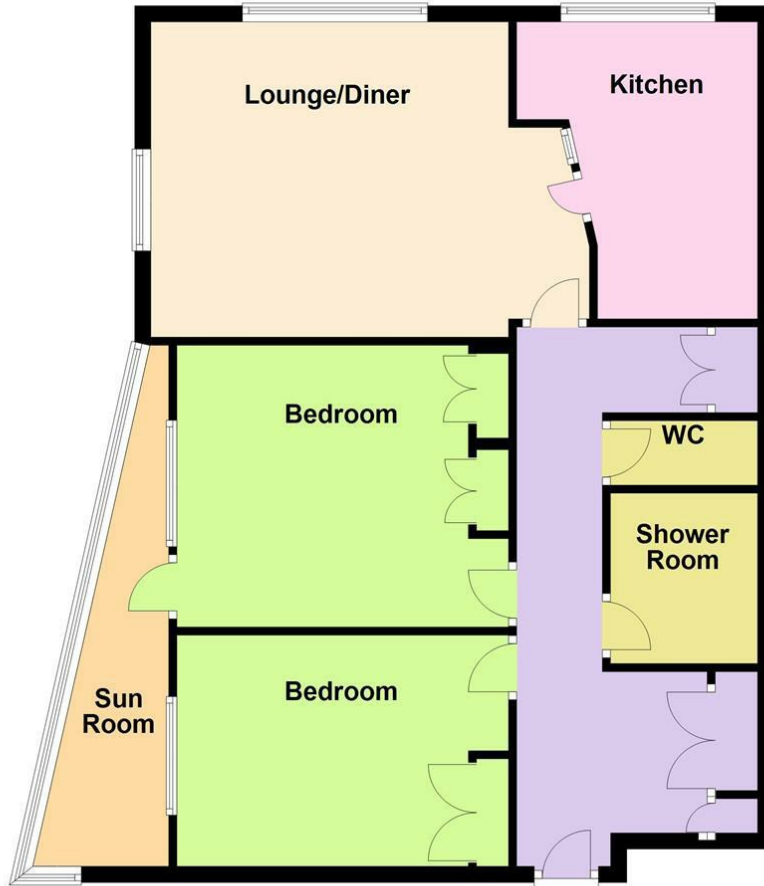
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk

**Floor Plan**

Approx. 83.5 sq. metres (898.6 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(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 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.