



£995 Per  
Calendar Month

## 23 Lansdowne Road, Worthing

- Converted First Floor Flat
- Open Plan Lounge Kitchen
- Private Entrance
- Available Now
- EPC Energy Rating E (49)
- Council Tax Band - A
- OPEN DAY 1ST OF  
MARCH 10:00 - 11:00

Robert Luff & Co Lettings are pleased to offer this first floor one bedroom flat located within the ever-popular West Worthing area. The property comprises; open plan lounge kitchen, bedroom and bathroom. Conveniently located within reach of the town centre as well as West Worthing station.

OPEN DAY 27th OF FEBRUARY BETWEEN 11:00-12:00

AVAILABLE NOW

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### ENTRANCE

Private entrance with stairs to first floor. Door to:-

### Entrance Hall

Wall mounted heater. Picture rail. Frosted double glazed door to rear fire escape.

### Open Plan Lounge Kitchen 15'10 x 13'0 (4.83m x 3.96m)

Range of matching wall and base units. Stainless steel sink unit inset into worksurfaces with mixer tap. Four ring electric hob inset with oven under and extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Tiled splashback. Two electric heaters. Sash bay window to front aspect. Sash window to side aspect.

### Bedroom 9'8 x 8'0 (2.95m x 2.44m)

Decorative shelving alcove. Cupboard with hanging. Electric heater. Double glazed window to side aspect.

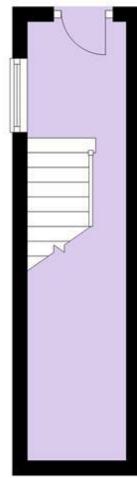
### Bathroom

Panel enclosed bath with mixer tap and shower over with shower screen. Low level flush WC. Wash hand basin. Heated towel rail. storage cupboard with shelving.



# Floorplan

**Ground Floor**  
Approx. 8.0 sq. metres (85.7 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.