



£1,350

## Lennox Road, Worthing

- 2 Bedroom Apartment
- Modern Development
- Balcony
- Central Location
- Council Tax Band - B
- EPC Rating - B
- LET AGREED - SIMILAR NOW REQUIRED !!!

Robert Luff & Co are delighted to off this fantastic 2 bedroom purpose built flat in central Worthing. The accomodation comprises of open plan living area with floor to ceiling windows, 2 double bedrooms, family bathroom and balcony.

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

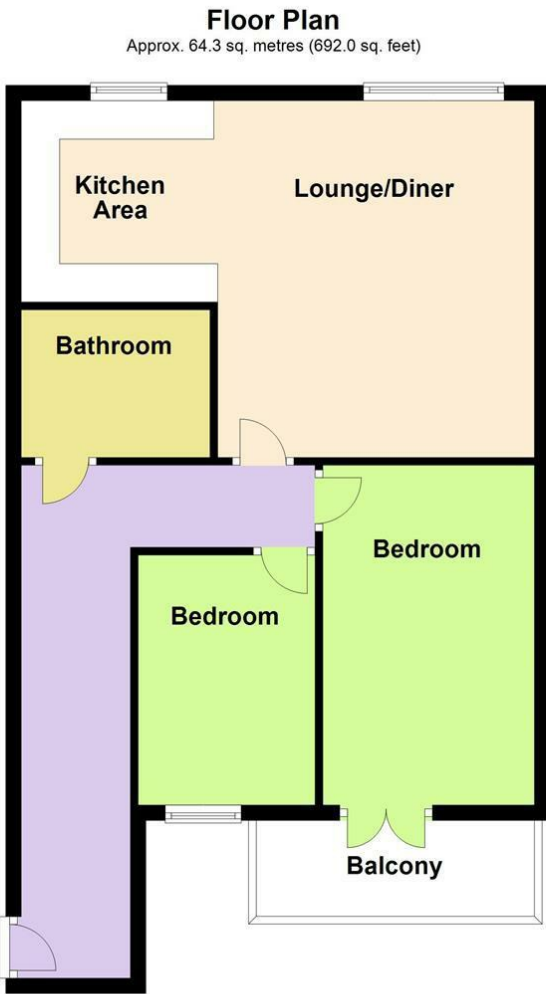
**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
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Total area: approx. 64.3 sq. metres (692.0 sq. feet)

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

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.