



Barton Close, Worthing



Per Calendar Month
£950 Per

- AVAILABLE NOW
- Two Bedrooms
- Refurbished Throughout
- Brand New Kitchen
- EPC Rating D

AVAILABLE NOW! Robert Luff & Co Lettings are pleased to present to market this recently refurbished two bedroom purpose built flat situated on the first floor. The property is located in Tarring and the popular Thomas A'Becket catchment area. Benefits include a newly fitted kitchen, two good sized double bedrooms and newly fitted carpets throughout. Don't miss out on the opportunity to rent this beautiful flat!

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Accommodation

Communal Entrance

Door providing access to entrance. Stairs leading to first floor.

Entrance

Door:-

Hallway

Smoke alarm, CO alarm, radiator, cupboard housing meters, hanging and shelving, newly fitted carpet.

Lounge/Diner 10'36x16'50 (3.05mx4.88m)

Coving, radiator, double glazed windows to front and side aspect, wall mounted thermostat.

Kitchen 6'96x9'41 (1.83mx2.74m)

Newly fitted kitchen, a range of matching white gloss wall and base units, stainless steel sink unit with mixer tap and drainer inset into worksurface, four ring electric hob with oven under and extractor over, space for fridge/freezer, space and plumbing for washing machine, partially tiled walls, wall mounted boiler, double glazed window to rear aspect.

Bathroom

White suite comprising; panel enclosed bath with mixer tap and shower attachment over, shower rail, low level flush WC, pedestal wash hand basin with mixer tap, partially tiled walls, frosted window to rear aspect, radiator. Storage cupboard housing shelving.

Bedroom One 10'004x13'62 (3.15mx3.96m)

Coving, two double glazed windows to side aspect, radiator, built in wardrobes with hanging and storage cupboard above, newly fitted carpet.

Bedroom Two 11'25x8'40 (3.35mx2.44m)

Coving, radiator, double glazed window to rear aspect, newly fitted carpet.

Outside

Parking

Parking on street is unrestricted.



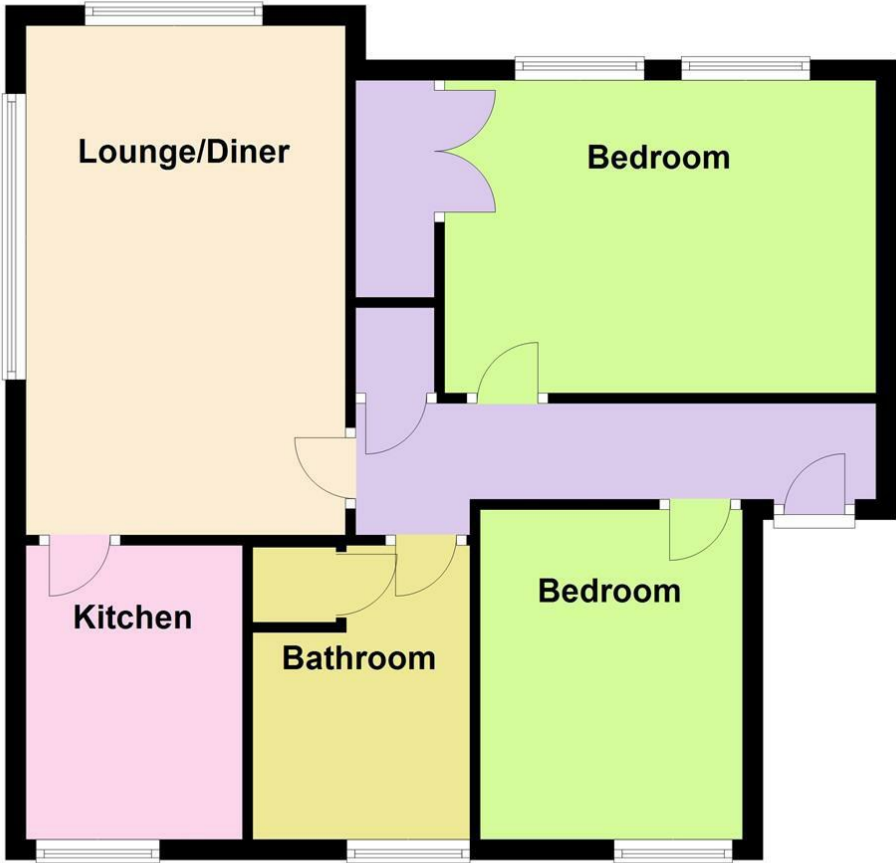
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Floor Plan

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 sq. feet)

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
England & Wales	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.