



PCM
£1,150 PCM

Lansdowne Road, Worthing

- Second Floor Flat
- Popular West Worthing Location
- South Facing Balcony
- EPC Rating - D
- Close to seafront
- Two Double Bedrooms
- Large Living Room
- Lift to all Floors
- Bathroom & Separate W.C
- Viewing essential

Robert Luff Lettings is offering a second floor flat in a popular West Worthing location, which is conveniently close to various amenities. The flat is situated near Goring's comprehensive shopping parade, the seafront, local restaurants, parks, bus routes, and the mainline station.

The accommodation includes an entrance hall, a spacious living room, two double bedrooms, a kitchen, a bathroom, and a separate W.C. Additionally, one of the bedrooms features a South facing balcony, allowing for a pleasant outdoor space.

If you're interested in viewing the property, it is currently available for viewing. You can contact Robert Luff Lettings to schedule an appointment and get more information about the flat.

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

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Accommodation

Communal Entrance

With stairs and lift to all floors.

Entrance Hall

Storage cupboard, airing cupboard, telephone point, night storage heater.

Lounge 12'0 x 19'9 (3.66m x 6.02m)

South facing with double glazed window to front, double glazed door to South facing balcony, TV point, night storage heater.

South facing balcony

Wall enclosed with space for table and chairs.

Kitchen 9'1 x 8'3 (2.77m x 2.51m)

Double glazed window to side, fitted kitchen with wall and base units, one and a half bowl sink and drainer, plumbing for washing machine, space for oven.

Bedroom One 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to front, South facing, fitted wardrobe.

Bedroom Two 10'0 x 11'8 (3.05m x 3.56m)

Double glazed window to side, fitted wardrobe.

Bathroom

Double glazed frosted window to rear, 'P' shaped bath with electric shower over, part tiled walls, single pedestal wash hand basin.

Separate W.C

Double glazed frosted window to side, dual button flush W.C, part tiled walls.



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

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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		
(1-20) G		
Not energy efficient - higher running costs		
	58	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	44	70
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.