



## Teville Road, Worthing



Per Calendar Month  
£825 Per

- First Floor Flat
- Close to Worthing's Mainline Station
- Gas Fired Central Heating
- Council Tax Band - A
- Ideal Town Centre Location
- Allocated Parking Space
- EPC Rating - D
- VIEWINGS MONDAY 2ND FEB 12:00 - 13:00

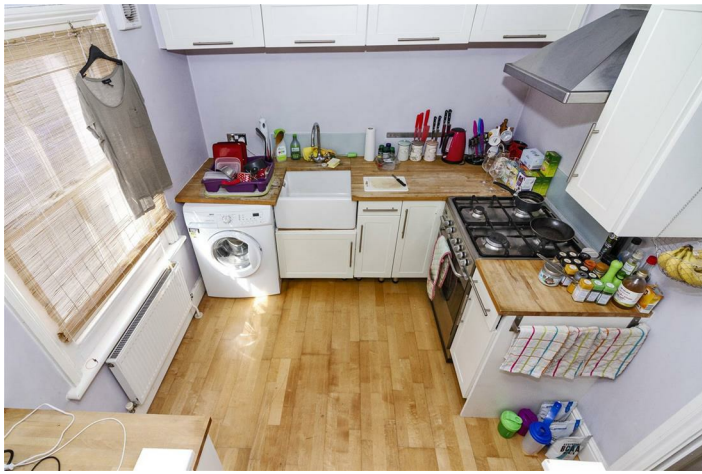
Robert Luff & Co are delighted to offer to market this first floor split level flat ideally situated in this central Worthing location close to town centre shops, restaurants, the beach, local bus routes and the mainline station. Accommodation offers entrance, living room, leading through to kitchen, bathroom and double bedroom with large storage space. Other benefits include an allocated parking space and gas fired central heating.

AVAILABLE END OF FEB / BEGINING OF MARCH 2026.

VIEWINGS MONDAY 2ND FEB 2:00 3:00

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

Stairs to first floor, door leading to apartment.

### Hallway

Door leading to:

### Lounge 12'9" x 8'7" (3.89 x 2.62 (3.88 x 2.61))

Two Westerly aspect sash windows, radiator, laminate wood flooring, down lighter, telephone intercom.

### Kitchen 9'2" x 8'2" (2.79 x 2.49)

Steps down to kitchen, a range of white fronted wall and base units with hard wood worktops, butler sink with mixer tap, gas oven with four ring hob, extractor fan, laminate wood flooring, space and plumbing for washing machine, Worcester wall mounted boiler, sash window to side, down lighters.

### Inner Lobby Area

Door leading to:

### Bathroom

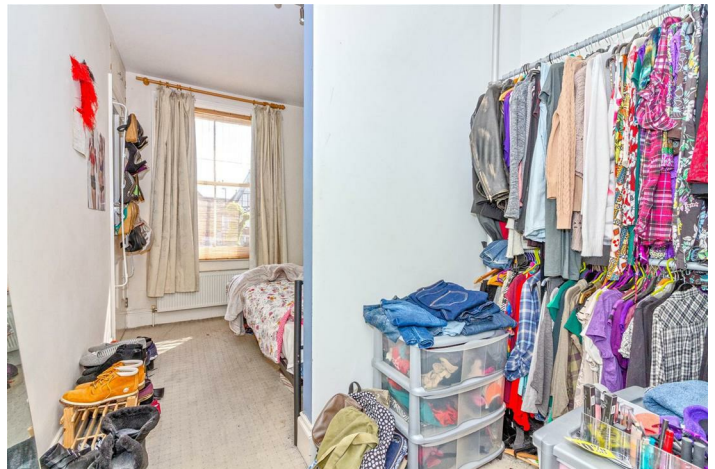
Panel enclosed bath with mixer tap, tiled splash back, frosted window, laid wood flooring, extractor fan.

### Bedroom 13'6" x 8'0" (4.11 x 2.44)

Dual aspect windows with Southerly aspect, storage cupboard, radiator, large recess with with hanging rail and storage area.

### Allocated Parking

Parking space to rear.



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

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Floor Plan



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 75        |

| 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 | 80        |

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.