



£950 Per  
Calendar Month

## Salisbury Road, Worthing

- One Double Bedroom
- First Floor Flat
- Off Road Allocated Parking
- Town Centre Location
- Available Mid March
- EPC Rating E
- Council Tax Band - A

**\*\* VIEWINGS FULLY BOOKED \*\***

Robert Luff & Co Lettings are delighted to offer to the market this first floor one bedroom flat situation just minutes from Worthing town centre, with its array of shops and restaurants and not forgetting the beach. Benefits of the property include one double bedroom, fitted kitchen with fitted cooker and hob, spacious front room and bathroom. The is also off street parking available for one car.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
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## Accommodation

### Entrance Hall

### Front Room

Good size living space with bay fronted double glazed window and radiator.

### Kitchen

Fitted Kitchen with integrated gas hob and electric oven, plumbing for washing machine and space for fridge freezer, wood effect ceiling to floor units with black work top and vinyl flooring.

### Bathroom

White bathroom suite with electric shower over bath, white tile splash back, heated towel rail and double glazed window.

### Bedroom

Double bedroom with double glazed window and radiator.

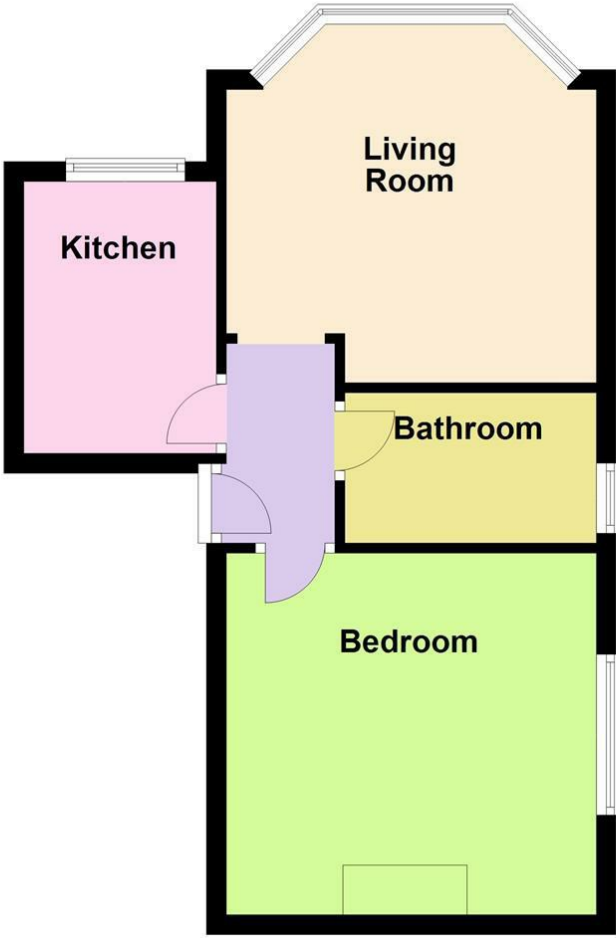


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
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.