



PCM
£1,250 PCM

Grand Avenue, Worthing

- First Floor Apartment
- En-Suite Bathroom
- Modern Fitted Kitchen
- Council Tax Band - B
- Westerly Aspect Balcony
- Two Double Bedrooms
- Living/Dining Room
- EPC Rating C
- Unfurnished - LEASE DO NOT ALLOW PETS
- Available JUNE 2025 - VIEWINGS FRIDAY THE 6TH OF JUNE BETWEEN 12:00 - 13:00

**** VIEWINGS FULLY BOOKED ****

Robert Luff & Co Lettings is delighted to offer a spacious two bedroom apartment in the popular West Worthing Area and close to shops and train station. The property comprises of two double bedrooms, En-suite bathroom, Living/dining room, shower room, modern fitted kitchen, Westerly aspect balcony and gas central heating. The property is unfurnished and available JUNE 2025.

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

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Accommodation

Living/Dining Room 20'3" x 10'11" (6.17 x 3.33)

Double Aspect double glazed bay windows and door to westerly aspect to balcony, feature fire place with surround and electric fire, Radiator

Kitchen 12'7" x 7'1" (3.84 x 2.16)

A selection of wall mounted cupboards and drawers, single drainer sink with mixer taps, fridge, freezer, dishwasher, electric oven and hob with extractor hood, breakfast bar, radiator.

Bedroom 1 17'2" x 15'1" into bay (5.23 x 4.60) (5.24 x 4.59) into bay

Double glazed window to side and back aspect. Fitted wardrobes with hanging and shelving, fitted bedside cabinets, radiator.

Ensuite

Double glazed window to back, lower level wc, sink with storage cupboards underneath, wall mounted cupboard, bath with shower attachment, towel rail, shaving point, radiator, extractor fan.

Bedroom 2 13'2" x 9'11" (4.01 x 3.02)

Double glazed westerly aspect window, double built in wardrobes, radiator.

Shower Room

Double shower with folding door, white lower level wc, sink with stainless steel taps, fitted corner cabinet with shelving, shaving point, wall mounted mirror and extractor fan.

Entrance Hall

Storage cupboard with hanging rail and shelving, intercom, radiator, smoke alarm, airing cupboard with boiler.

Storage Cupboard

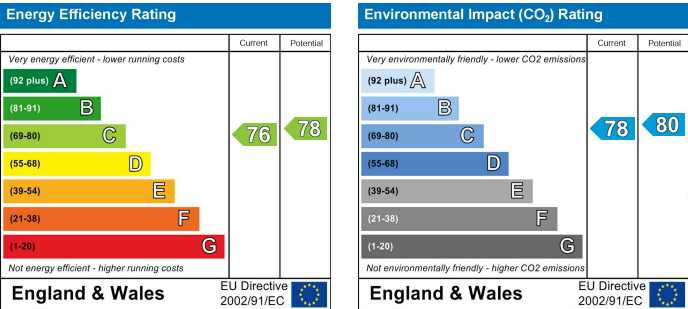
Useful cupboard off communal hallway



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