



Grand Avenue, Worthing

PCM
£1,250 PCM

- 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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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 w.c, 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 w.c, sink with stainless steel taps, fitted corner cabinet with shelving, shaving point, wall mounted mirror and extractor fan.

Entrance Hall

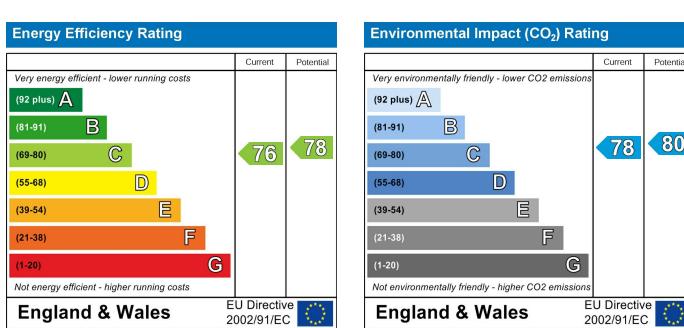
Storage cupboard with hanging rail and shelving, intercom, radiator, smoke alarm, airing cupboard with boiler.

Storage Cupboard

Useful cupboard off communal hallway



Floorplan



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.