



Per Calendar Month  
£850 Per

## Clifton Road, Worthing

- Spacious First Floor Apartment
- Spacious Living Room
- Bathroom & Separate WC
- Unfurnished
- One Double Bedroom
- Newly Fitted Kitchen with Appliances
- EPC Rating D
- Available End of September

Robert Luff & Co is delighted to offer a spacious first floor apartment close to Worthing Train Station and Town Centre. The property comprises one double bedroom, spacious living room, newly fitted kitchen, bathroom and separate WC. The property is unfurnished and available October.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Entrance Hall

Communal entrance and stairs to the first floor. Entrance door. Storage cupboard. Electric storage heater. Doors leading to:

### Living Room 17'11" x 10'11" (5.46 x 3.33)

Double glazed southerly aspect window. Electric storage heater.

### Kitchen

Double glazed southerly aspect window. Matching wall and base units incorporating the one and a half bowl stainless steel sink and drainer with a mixer tap. Built in electric oven, electric hob and extractor fan. Washing machine. Fridge/freezer.

### Bedroom

Double glazed front aspect window. Electric storage heater. Three built in double wardrobes.

### Bathroom

Double glazed front aspect window. Panelled bath with electric shower and glass shower screen. Wash hand basin with storage under. Towel radiator. Built in airing cupboard housing the hot water cylinder and slatted shelving.

### Separate WC

Double glazed side aspect window. Low level WC.

### Outside

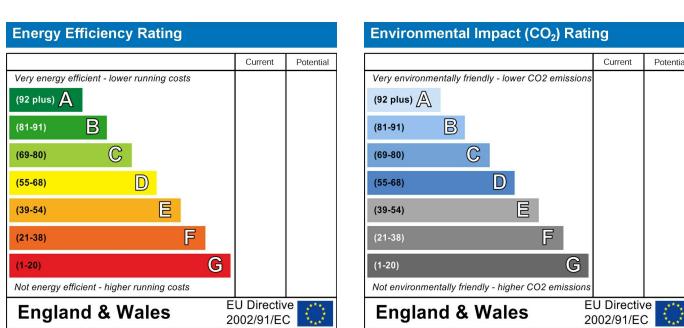
Permit visitors parking.

### Fees Apply

£360 Incl. VAT - single applicant, £540 Incl. VAT - Joint Applicant, £180 Incl. VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs.



## 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.