



£1,050 Per
Calendar Month

Gratwicke Road, Worthing

- Three Bedroom Flat
- Recently Redecorated
- Available Now
- Set Over Two Floors
- Town Centre Location
- EPC Energy Rating D (67)

**** VIEWINGS NOW FULLY BOOKED **** Robert Luff & Co Lettings are pleased to offer this three bedroom flat, positioned over two floors, set within a town centre location. The accommodation comprises; lounge, kitchen, three bedrooms and a bathroom. Located within a short walk of local shops, the town centre and seafront. The property is unfurnished and available now.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Entrance Hall, Stairs and Landing

Magnolia painted walls, brown flat piled carpet, and wood handrails.

Lounge 15'1 x 11'6 (4.60m x 3.51m)

Magnolia painted walls, flat piled brown carpet, double glazed windows, double panelled radiator and curtail rail

Bedroom Three 12'2 x 9'5 (3.71m x 2.87m)

Magnolia painted walls, flat piled carpets in brown, double glazed windows, double paneled radiator

Bathroom

Modern bathroom suite in white, white tiles part to grey painted walls, beige stone effect flooring electric heater, double glazed window, single panel radiator, wood shelving and rails

Kitchen 8'8 x 7'1 (2.64m x 2.16m)

Beige painted walls part to white tiles, slate effect flooring double glazed window, matte white kitchen units, slate effect counter tops, stainless steel sink, Lamona hob and oven, space for washing machine and fridge freezer, combi boiler by Bax

Stairs and Landing to Second Floor

Magnolia painted walls, flat piled carpet in brown, wood handrails, double glazed window

Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)

Magnolia painted walls, flat piled carpet in brown, double glazed window, single paneled radiator

Bedroom One 15'2 x 11'6 (4.62m x 3.51m)

Magnolia painted walls, flat piled brown carpet, double glazed windows, double paneled radiator and curtain rail



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

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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		

Current: 67 Potential: 77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.