



£1,350

## Marine Parade, Worthing

- Luxury fully furnished one-bedroom flat on Worthing Seafront
- Spacious double bedroom with a king-size bed, mirrored wardrobes, and a flat-screen TV
- Modern bathroom with a shower/bath, basin, and WC, featuring a built-in TV
- Bright open-plan kitchen and living space with high-quality furnishings
- Brand new fully equipped kitchen with modern appliances and a sterilized water filter tap
- Wooden floorboards, neutral walls, and ceilings create a clean and modern ambiance
- EPC Energy Rating TBC

ROBERT LUFF & CO ARE DELIGHTED TO OFFER FOR RENT A LUXURY FULLY FURNISHED ONE BEDROOM FLAT LOCATED ON WORTHING SEAFRONT.

This apartment features a communal entrance with one flight of stairs leading up to it. Inside, you'll find an inviting hallway. The first left door opens to a spacious Double Bedroom with a King Size Bed, Bedside Tables, Chest of Drawers, Mirrored Wardrobes, and a Flat-screen TV. The second left door leads to a modern Bathroom with a Shower/Bath, Basin, and WC, including a built-in TV.

The third left door reveals a convenient storage cupboard for coats, bags, shoes, and household items. Moving straight ahead from the entrance, you'll enter the bright and welcoming open-plan kitchen and living space. This area is furnished to a high standard, with a flat-screen TV, Bluetooth speaker, sofa bed, table, and dining seating for four.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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Accommodation

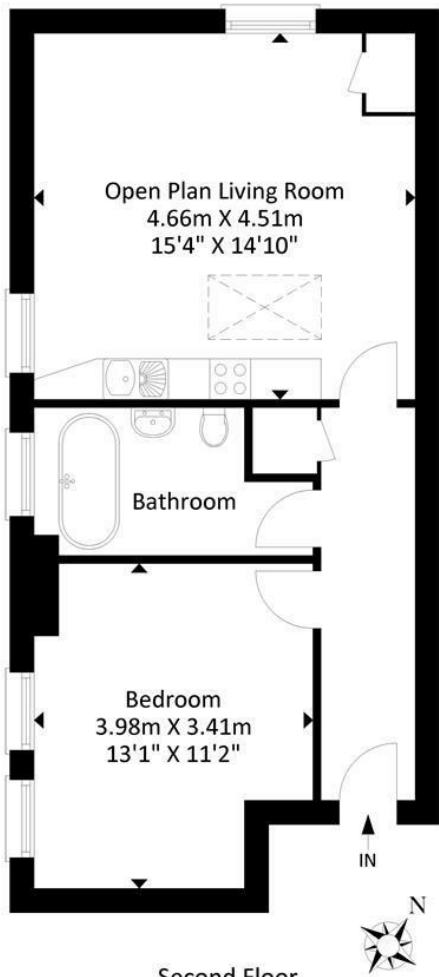


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Flat 3, Marine Parade, Worthing



Second Floor  
Approximate Floor Area  
502.67 sq ft  
(46.70 sq m)

Approximate Gross Internal Area = 46.70 sq m / 502.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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