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Description

Robert Luff & Co is delighted to offer this well-presented two-bedroom apartment situated on the highly sought-after Grand Avenue in the heart of West Worthing.

Ideally located within easy reach of the seafront, local shops, cafés, bus routes and West Worthing railway station, the property offers spacious and well-maintained accommodation throughout.

The apartment features a bright and airy living room with doors opening onto a private westerly aspect balcony, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Further benefits include gas central heating, double glazing, and the added advantage of a private garage.

Offered unfurnished and available immediately, this excellent apartment is ideal for professionals, couples or those looking to enjoy coastal living in one of Worthing's most desirable locations.

Early viewing is highly recommended.

Key Features

- Well Presented Apartment
- Fitted Kitchen
- Garage
- Unfurnished
- Two Bedrooms
- Living Room with Westerly Aspect Balcony
- EPC Rating C
- Available Now



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Communal Entrance

Stairs leading to the first floor.
Door leading to:

Entrance Hall

Two storage cupboards. Radiator.
Doors leading to:

Living Room

5.49 x 3.68 (18'0" x 12'1")
Double aspect double glazed windows. Double glazed westerly aspect door leading to the balcony. Double radiator.

Kitchen

4.37 x 2.06 (14'4" x 6'9")
Double glazed westerly aspect window. Matching wall and base units incorporating the stainless steel sink with drainer and mixer tap. Built in double oven, four ring gas hob and extractor hood. Integral fridge/freezer, dishwasher and washer/drier. Radiator

Bedroom One

3.68 x 3.63 (3.69 x 3.64)
(12'1" x 11'11")
Double glazed front aspect window. Radiator.

Bedroom Two

3.02 x 2.77 (3.01 x 2.78)
(9'11" x 9'1")
Double glazed front aspect window. Built in wardrobe. Radiator.

Shower Room

Double shower cubicle with an electric shower. Double glazed rear window. Wash hand basin with further storage under. Towel radiator. Tiled flooring.

Separate WC

Double glazed front aspect window. Low level WC. Wash hand basin with storage under. Radiator.

Outside

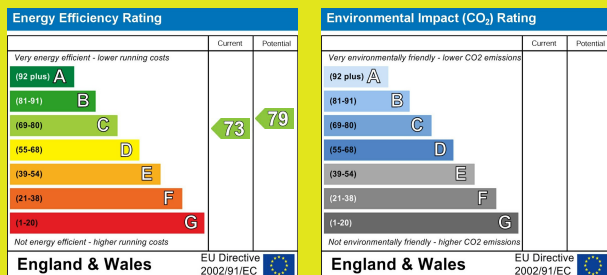
Communal gardens with parking access leading to the Garage.

Fees Apply

£360 Incl. VAT for single application, £540 Incl. VAT for joint application, £180 Incl. VAT for guarantor/any further applicant. All our fees include referencing, checking in and out and inventory costs.



Floor Plan Dorchester Gardens



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.



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