



## Warwick Gardens, Worthing

£750 Per  
Calendar Month

- Ground Floor Garden Flat • One Bedroom
- Living Room - Fitted      • Unfurnished Kitchen
- EPC Energy Rating D (63)

\*AVAILABLE NOW\* Robert Luff & Co are delighted to offer for let a ground floor garden apartment situated in the heart of Worthing town centre and a short distance from Worthing seafront. The property comprises one bedroom, living room, fitted kitchen, shower room, and rear garden. Unfurnished.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
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## Accommodation

Communal Front Door to Communal Hallway

Personal Hardwood Front Door to:

Open plan entrance hall, doors to following rooms:

**Open Plan Lounge/Kitchen 17'4" x 12'4" approx (5.28 x 3.76 approx)**

### Lounge Area

Front aspect via part leaded sash window. Central heating radiator, laminate flooring, tv point, power points. Opening to:

### Kitchen Area

Comprising of single drainer single bowl stainless steel sink set in granite effect rolled edge work surfaces with range of complementary base cupboards and drawers below, also incorporating 4 ring electric hob with oven below and extractor canopy above, integrated fridge and freezer, washing machine and range of eye level units, part tiled walls and power points. Central heating radiator, door to rear garden and door to:

**Bedroom One 8'9" x 8'7" approx (2.67 x 2.62 approx)**

Rear and side aspect window. Central heating radiator.

### Shower Room

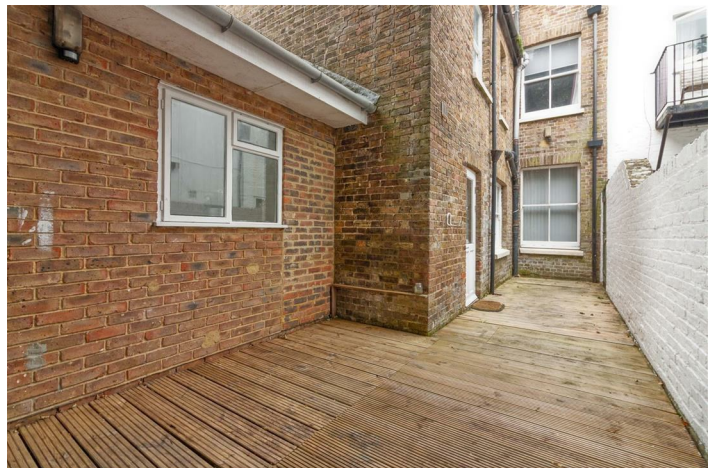
Step in shower cubicle with fitted overhead shower. Pedestal wash hand basin. Low level flush w.c. Tiled walls and floor.

### OUTSIDE

Rear courtyard garden, laid to raised decking. Side gate to front.

### Agents Note

In accordance with the 1979 Estate Agents Act the owners of this property are an Employee of Robert Luff & Co



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Ground Floor



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.