



## 21 Selden Road, Worthing



£900

- One Bedroom Top Floor Flat
- Gas Central Heating/Double Glazing
- Allocated Parking Space via Electric Gates
- Minimum 12 Month Contract
- EPC Energy Rating B (82)
- Council Tax Band - A
- Available April

Robert Luff Lettings are delighted to offer to the market this one bedroom top floor flat, ideally located just east of Worthing town centre and north of Church Walk, offering excellent access to Worthing Hospital and local amenities.

The property features a well-proportioned layout with a bright living space, one double bedroom, a fitted kitchen, and bathroom. Further benefits include gas central heating, double glazed windows, and a secure allocated parking space to the rear, accessed via electric gates—offering both convenience and peace of mind.

Situated in a popular and well-connected area, the flat is within easy reach of shops, public transport links, and the seafront.

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**Robert  
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## Accommodation

**Communal front door with entry phone security syst**

**Communal Entrance Reception Hall**

Stairs leading to top floor and flat no. 5

**Entrance Hall**

Radiator, cupboard housing wall mounted gas fired boiler, wall mounted thermostat

**Lounge 13'1 x 12'7 (3.99m x 3.84m)**

West sloping ceilings, two built in eaves storage cupboards, radiator, UPVC window, square opening leading to:-

**Open Plan Kitchen 5'2 x 8'10 (1.57m x 2.69m)**

Single drainer stainless steel sink unit, good selection of fitted base cupboards incorporating drawers, plumbing suitable for washing machine, built in Stones electric oven, built in gas hob, fan over, two matching eye level wall mounted storage cupboards, some tiling

**Bedroom 12' x 8'11 (3.66m x 2.72m)**

Eaves storage cupboard, radiator, access to loft space, sloping ceilings

**Bathroom**

White suite comprising modern panelled bath, mixer tap with shower attachment, low level close coupled W.C. pedestal wash hand basin, some tiling, electric strip light, radiator

**Outside**

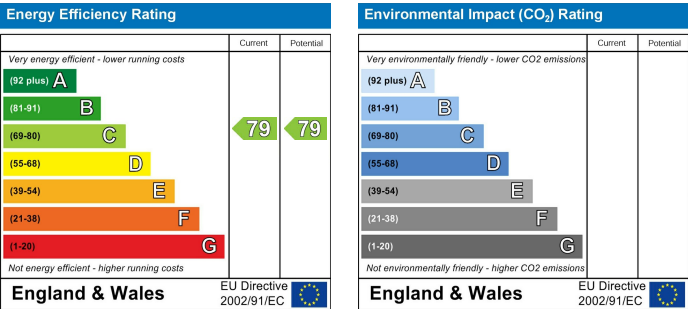
Electric gates open on to communal driveway with access to allocated parking space



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