



£1,050 Per  
Calendar Month

## Dorchester Gardens, Worthing

- First Floor Purpose Built Flat
- Two Double Bedrooms
- Balcony
- Favoured West Worthing Location
- EPC Energy Rating C (74)

**\*\*VIEWINGS FULLY BOOKED\*\*** Robert Luff & Co are delighted to offer to let this two double bedroom first floor flat situated in Dorchester Gardens. Located off of Grand Avenue, this property is perfectly positioned within an ideal commuter hotspot. With local shops, West Worthing station and the seafront all close by, this spacious property is a must view. Available early June 2021.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Communal Entrance

Stairs to all floors, meter cupboard

### Entrance Hall

Door to communal entrance, radiator, two storage cupboards, telephone point

### Bedroom One 11'6" x 11'6" (3.53 x 3.51)

Double glazed window to front, radiator

### Bedroom Two 11'6" x 8'9" (3.53 x 2.68)

Double glazed window to front, radiator, built in wardrobe

### Lounge Diner 17'8" x 11'6" (5.41 x 3.52)

Double aspect double glazed window to front and back, double glazed door leading to West facing balcony with space for table and chairs, two radiators, television point.

### Kitchen 13'6" x 6'8" (4.13 x 2.04)

Fitted with a range of wall and base units, double glazed window to rear, wall mounted combi boiler, tiled splashback, serving hatch, radiator, space for fridge and freezer, one and half bowl sink / drainer, integrated oven and hob, cooker hood, plumbing for washing machine.

### Separate W.C

Double glazed frosted window to rear, tiled walls, radiator, wash hand basin set in vanity unit, low level flush W.C

### Bathroom

Double glazed frosted window to rear, tiled walls, single pedestal wash hand basin, shaver point, radiator, panel enclosed bath, shower cubicle



# Floorplan

## Floor Plan

Approx. 69.4 sq. metres (747.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)

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.

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

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