



## Downview Road, Worthing

£1,300 Per  
Calendar Month

- Three Bedroom House
- Front & Rear Gardens - Garage
- Close to Station & Shops
- Available Now
- EPC Energy Rating D (60)

Calling all commuters, this one is ideal for you! Situated within a short walk of West Worthing station, this spacious house is available now. Accommodation includes, kitchen breakfast room, lounge, sun room, three bedrooms and bathroom. External features include front and rear gardens.

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

### ENTRANCE

Entrance Porch

Entrance Hall

Kitchen Breakfast Room 16'6 x 10'11 (5.03m x 3.33m)

Lounge 18'0 x 12'4 (5.49m x 3.76m)

Sun Room 17'2 x 7'5 (5.23m x 2.26m)

### FIRST FLOOR LANDING

Bedroom One 14'9 x 11'1 (4.50m x 3.38m)

Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)

Bedroom Three 9'0 x 8'2 (2.74m x 2.49m)

Bathroom

### OUTSIDE

Rear Garden

Front Garden

Garage




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


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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.