



St. Dunstons Road, Worthing

- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Off Road Parking
- Available End of March
- EPC Energy Rating E (50)
- Council Tax Band - C

£1,600 Per
Calendar Month

Robert Luff & Co Lettings are delighted to offer this three bedroom, three reception room semi detached house located within a convenient commuter hotspot. The property features surprisingly generous garden (for this style and location) in addition to off road parking. Available middle of March

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
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Accommodation

ENTRANCE

Entrance Hall

Lounge

Dining Room

Breakfast Room

Kitchen

FIRST FLOOR LANDING

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

OUTSIDE

Rear Garden

Front Garden

Off Road Parking

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.