



£825

Bath Road, Worthing

- First Floor Studio Apartment
- Amazing Sea Views
- Communal Gardens
- Central Location
- EPC Rating - E (48)
- AVAILABLE FOR OCCUPATION END OF SEPTEMBER 2024
- SUIT SINGLE OCCUPANCY

** OPEN DAY 21st OF SEPTEMBER BETWEEN 10:00 - 11:00 ** Robert Luff and co are delighted to offer to the market this first floor studio flat, situated in the heart of Worthing, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers studio, kitchen and bathroom, amazing sea views and communal gardens.

SUIT SINGLE OCCUPANCY

AVAILABLE FOR OCCUPATION END OF SEPTEMBER 2024

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



Accommodation

Communal Entrance Hall

Communal front door and stairs leading to first floor. Front door leading to:

Entrance Hall

Entry phone system. Electric cupboard. Through way to studio room.

Studio 15'56 x 10'8 (4.57m x 3.25m)

Three quarter height double-glazed window with sea views. TV point. Telephone point. Decorative coving. Electric heater.



Kitchen 7'7 x 7'1 (2.31m x 2.16m)

A range of matching wall and base units. Worktop incorporating stainless steel sink unit with mixer tap. Electric hob. Electric oven. Extractor fan. Tiled splash backs. Tiled floor. Double-glazed window. Space for under worktop fridge. Space and plumbing for washing machine.

Shower Room

Fitted shower with sliding door. Pedestal wash hand basin. Low level flush WC. Tiled splash backs. Heated towel rail.

Outside

Communal gardens with southerly aspect.

Floor Plan

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 27.0 sq. metres (290.3 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	48	
(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 information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.