



PCM
£875 PCM

40 Teville Road, Worthing

- Top Floor Converted Flat
- Two Bedrooms
- Favoured Central Location
- Close to Town Centre Shops, Bus Routes & The Beach
- Available of June 2024
- Open Plan Kitchen / Living Room
- Parking Space
- EPC Rating - C
- Council Tax Band - A
- VIEWINGS 12:00 - 13:00 - 10TH MAY 2024 - NOW FULLY BOOKED

Robert Luff & Co are delighted to offer to market this well presented top floor converted flat ideally situated in this favoured central location just yards from Worthing's mainline station with town centre shops, bus routes and the beach also nearby. Accommodation offers entrance hall, open plan kitchen / living room, two bedrooms and a bathroom. Other benefits include a communal garden area and a parking space. Available at the beginning of June

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

Communal door with stairs leading up to the top floor.

Entrance Hall

Front door with steps up to the landing with doors to all rooms, cupboard housing electric fuse box and cupboard with fire alarm location point.

Kitchen / Living Room 22'2" x 11'9" (6.76 x 3.58)

Fitted with a range of units with wooden worktop over, deep sink with mixer tap, range with a four ring gas hob and wok burner, large overhead extractor fan with light, washing machine and fridge, two velux windows with views over the Downs, wooden effect laminate flooring, two radiators.

Bedroom One 10'10" x 9'9" (3.30 x 2.97)

Fitted with a velux double glazed window, radiator, fitted wardrobes with shelving, mirror fronted doors, smoke detector.

Bedroom Two 11'11" x 10'3" max (3.63 x 3.12 max)

With velux double glazed windows to West elevation, wall lights and radiator.

Bathroom

Fitted with a white suite comprising of a panel enclosed bath with plumbed in shower over and shower screen, low level flush w/c, pedestal wash hand basin, gas fired wall mounted boiler, tiled walls, wood effect laminate flooring.

Outside

Communal gardens and parking space for one vehicle.



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		
(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 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	

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