



PCM  
£1,650 PCM

## Western Row, Worthing

- SUBSTANTIAL 1112 SQT FT THREE BEDROOM MAISONETTE
- GAS CENTRAL HEATING
- NEWLY REDECORATED THROUGHOUT - MODERN NEUTRAL TONES
- LARGE MODERN BATHROOM WITH WALK IN SHOWER AND W.C
- OWN PRIVATE STREET ENTRANCE
- HIGH CEILINGS
- WOOD FLOORS
- SEPARATE FITTED KITCHEN
- FUTHER SHOWER ROOM WITH W.C
- VIEWING ESSENTIAL

ROBERT LUFF & CO are delighted to offer for rent a SUBSTANTIAL 1112 SQ ST THREE BEDROOM MAISONETTE located in Worthing Town Center.

The property is currently been FULLY REDECORATED by the landlord. Comprising own private street entrance leading to half landing with large contemporary bathroom / shower room, comprising large bath with centered taps, large walk in shower and low level w.c.

To the first floor there is an impressive reception room with high ceilings and bay double glazed window to front and wood floors.

Modern fitted separate kitchen with breakfast bar area.

Further stair rising to half landing with bedroom three, further modern shower room / w.c, stairs rising to second floor landing to primary bedroom and bedroom two.

Please call to register your interest for this great town center property via Robert Luff & Co.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation





| 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 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.