



PCM
£1,275 PCM

Browning Road, Worthing

- Well Presented Ground Floor Flat
- Two Double Bedrooms & Family Bathroom
- OPEN DAY NOW FULLY BOOKED - OPEN DAY NOW FULLY BOOKED.
- Unfurnished
- New Kitchen
- Side & Rear Garden
- decorated throughout IN 2023
- EPC Rating D
- Available Now
- Viewing essential

OPEN DAY NOW FULLY BOOKED - OPEN DAY NOW FULLY BOOKED.

Robert Luff & Co Lettings is delighted to offer a well presented TWO BEDROOM ground floor GARDEN FLAT situated within a popular residential area of West Worthing. The property comprises two double bedrooms, living room, kitchen/dining room, bathroom, side and rear gardens.

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

**Robert
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Accommodation

Communal Entrance

Private entrance leading to:

Entrance Hall

Under stairs storage cupboard. Doors leading to:

Living Room 12'5" x 10'10" (3.78 x 3.30)

Side aspect sash cord window. Double radiator. Under stair storage cupboard. Cupboard housing the gas central heating boiler. Archway leading to:

Kitchen/Dining Room 11'3" x 10'11" (3.43 x 3.33)

Gloss white kitchen suite comprising matching wall and base units incorporating the one and half stainless single sink and drainer. Built in electric oven, hob and extractor hood above. Space/plumbing for wash machine and fridge/freezer. Side aspect double glazed window and door leading to the side and rear aspect gardens. Door leading to:

Family Bathroom

Two double glazed rear aspect windows. 'P' shaped bath with shower over and glass screen. Wall mounted wash hand basin. Low level WC. Extractor fan. Towel radiator.

Bedroom One 14'9" x 11'10" (4.50 x 3.61)

Double glazed front aspect sash cord windows. Radiator.

Bedroom Two 12'5" x 9'10" (3.78 x 3.00 (3.79 x 2.99))

Double glazed rear aspect door leading to the rear garden. Double radiator.

Outside

Side & Rear Garden

Garden laid with astro-turf. To the rear is a large shed. Side access to the front of the property.

Agent Note

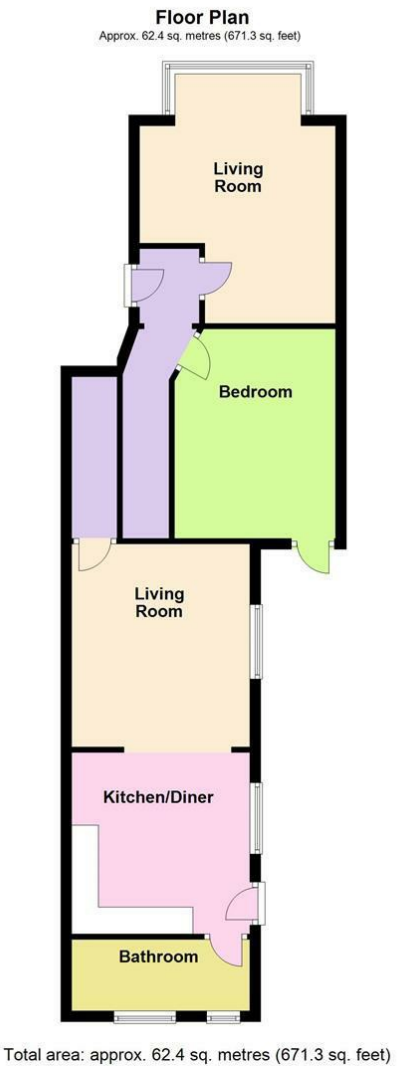
In accordance with the 1979 Estate Agency Act we advise that the owner of this property is an employee of Robert Luff & Co.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs				
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs				
		63	63	62
England & Wales		EU Directive 2002/91/EC		

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				
		62	62	
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.