



£895 Per  
Calendar Month

## Downview Road, Worthing

- Top Floor Flat
- Two Double Bedrooms
- Lounge/Diner
- Kitchen
- Communal Gardens
- EPC Energy Rating E (41)

\*\* VIEWINGS FULLY BOOKED \*\* Robert Luff and Co Lettings are delighted to offer to let this top floor flat situated in West Worthing, close to local shopping facilities, parks, the beach, bus routes and mainline station. Accommodation comprises of entrance hall, lounge/diner, kitchen, two double bedrooms and family bathroom. Other benefits include communal gardens. Available now

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Communal Entrance

Front door leading to communal entrance hall. Stairs to all floors.

### Entrance Hall

Front door leading to entrance hall. Phone entry system. Two storage cupboards. Telephone point. Electric heater.

### Lounge/Diner 17'10" x 14'5" (5.45 x 4.40)

Double-glazed window to front. Electric heater. TV point. Serving hatch to kitchen.

### Kitchen 11'7" x 8'10" (3.54 x 2.70)

A range of matching wall and base units. Worktop incorporating a one and half bowl sink unit and drainer. Space and plumbing for washing machine and dishwasher. Integrated electric oven and four ring gas hob. Extractor fan. Double-glazed window to rear. Part tiled walls.

### Bedroom One 13'1" x 12'9" (3.99 x 3.91)

Double-glazed window to front. Electric heater. TV point.

### Bedroom Two 11'11" x 9'4" (3.65 x 2.87)

Double-glazed window to rear. Electric heater. Telephone point. TV point.

### Bathroom

Double-glazed frosted window to rear. Panel enclosed bath with electric shower over. Pedestal wash hand basin. Tiled walls. Electric heater.

### Separate WC

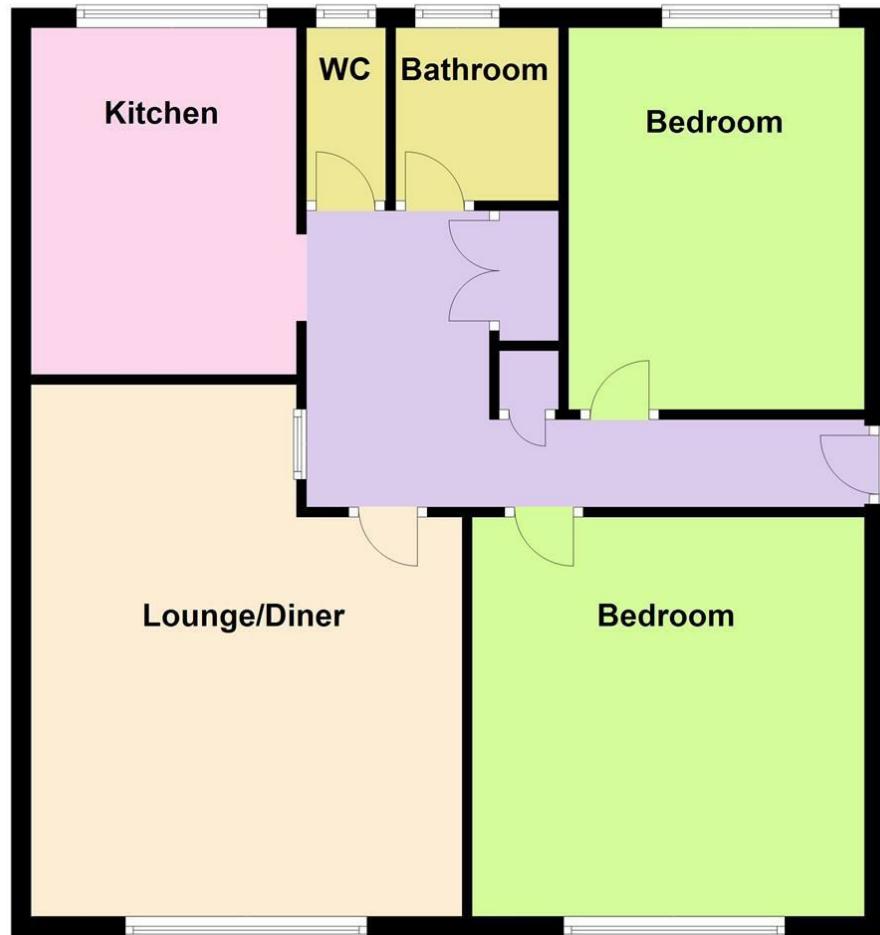
Double-glazed frosted window to rear. Low level flush WC.

### Outside

Communal Gardens



## Floor Plan



| 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 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.