



Western Place, Worthing

- Six Bedroom Property
- Sea Front Location
- Rear Patio
- HMO Licenced
- En Suites In All Bedrooms
- Available Now

£3,500

ROBERT LUFF & CO are offering or rent a 6 BEDROOM ALL WITH EN-SUITES town center LICENSED HMO PROPERTY The property comprises entrance hall, two rooms with en-suite shower and w.c., inner hall with cupboard housing washing machine, leading to dining kitchen with access onto private courtyard garden and off street parking space.

To the half landing there is a room with en-suite shower / w.c., with stair rising to first floor landing with two further room again both with en-suite shower / w.c. to the top floor there is a final room with shower room and w.c facilities.

The whole property is decorated in plain neutral tones and is offered in good condition throughout.

There are furnishing including beds and wardrobes which could remain at the property if required.

For further information and private accompanied viewing please do not hesitate to contact us.

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

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Accommodation





Total area: approx. 129.1 sq. metres (1389.3 sq. feet)

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					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.