



## Atkinson House, Worthing

Asking Price  
£190,000  
Leasehold

- Beautiful Ground Floor Flat
- Popular Worthing Seafront Location
- Modern Kitchen
- Open Plan Living Space
- Just a Stones Throw from the Beach
- Private Low Maintenance Garden
- Double Bedroom
- EPC Rating - D
- Modern Bathroom
- A Short Walk from Town Centre Shops

Robert Luff & Co are delighted to offer to market this well presented ground floor garden flat ideally situated on Marine Parade just off of Worthing's popular seafront and promenade just a stone's throw from the beach and close to town centre shops, restaurants, parks, bus routes and the mainline station. Accommodation offers entrance hall, open plan lounge / dining room with modern fitted kitchen, double bedroom and modern bathroom. Other benefits include a private low maintenance rear garden and a long lease.

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Robert  
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## Accommodation

### Communal Entrance

Into communal hallway with front door into flat.

### Entrance Hall

### Kitchen / Living Room 16'8" max x 13'5" max (5.08m max x 4.09m max)

Fitted range of wall and base units, hob, integrated oven and extractor fan, space for fridge freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap and drainer inset to roll top work surfaces, dual aspect double glazed window.

### Bedroom 20'11" x 7'2" (6.4 x 2.2)

Door to garden, two radiators, double glazed window.

### Bathroom

Panel enclosed bath with shower over and shower curtain, pedestal wash hand basin, low level flush W.C, part tiled walls, shaver point, extractor fan, double glazed window.

### Tenure

The property is leasehold with 117 years remaining on the lease.

### Private Rear Garden

Low maintenance patio garden to two sides with sleeper enclosed flower beds with shrubs.



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.