



Offers In Excess Of
£230,000
Leasehold

Lamorna Grove, Worthing

- Ground Floor Apartment
- Sought After Broadwater Location
- Bathroom & Separate W.C
- Terrace / Patio Area
- Long Lease
- Two Double Bedrooms
- Large Lounge / Dining Room
- EPC Rating - D
- Garage in Compound
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this ground floor flat ideally situated in the sought after development of Lamorna Grove in the heart of Broadwater. Just yards from the Broadwater shopping parade with bus routes, mainline train station and easy access to the A24 & A27 nearby. Accommodation offers entrance hall, spacious lounge / dining room, kitchen, two double bedrooms, bathroom and separate W.C. Other benefits include a terrace area with a through way leading to the communal gardens, garage in compound and a long lease.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Communal front door into hallway with stairs to first floor and front door into flat.

Hallway

Radiator, telephone point, cloak cupboard with hanging space, cupboard with slatted shelving.

Lounge 17'10" x 12'3" (5.45 x 3.74)

Radiator, secondary glazed window, secondary glazed door to terrace area, coving.

Terrace Area

Tiled floor, part wall enclosed, through way to communal gardens.

Kitchen 8'10" x 8'2" (2.7 x 2.5)

A range of light wood wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, space for fridge/ freezer, four ring gas hob, electric oven and extractor hood above, boiler, radiator, airing cupboard, tiled splash back, window.

Bedroom One 12'5" x 11'9" (3.8 x 3.6)

Radiator, secondary glazed window, radiator, cupboard with hanging space, coving.

Bedroom Two 11'6" x 10'5" (3.52 x 3.20)

Radiator, secondary glazed window, coving.

W.C

Low level flush W.C, frosted window.

Bathroom

Panel enclosed bath with over-bath shower, wash hand basin with mixer tap and set into vanity unit, frosted window, radiator, tiled walls, coving, shaver point.

Garage

In compound.

Communal Gardens

Tenure

The property is leasehold with 148 years remaining on the lease.

The maintenance charges are £1656 per annum.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ


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

www.robertluff.co.uk

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 ₂) Rating		
	Current	Potential
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		
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.