



South Street, Worthing

Offers In Excess Of
£110,000
 Leasehold

- Studio Apartment
- Sought After Tarring Location
- Highly Convenient Location • Modern Kitchen Close to the Station
- Contemporary Bathroom • EPC Rating - C
- Living Area

Robert Luff & Co are delighted to offer to market this studio apartment ideally situated in this popular Tarring location close to local shops, restaurants, parks, bus routes and the mainline station. Accommodation offers kitchen/ living room and separate modern bathroom.

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

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



Accommodation

Communal Entrance

Communal front door and stairs to second floor. Door into flat.

Hallway

Double glazed Velux window and eaves storage area, door into:

Studio 14'5 x 13'10 max into eaves (4.39m x 4.22m max into eaves)

Two Velux windows, radiator, white base units, wood effect work surface, four ring electric hob, electric oven, extractor fan, eaves storage cupboard, intercom entry phone system, TV point, downlighters. Door into:

Bathroom

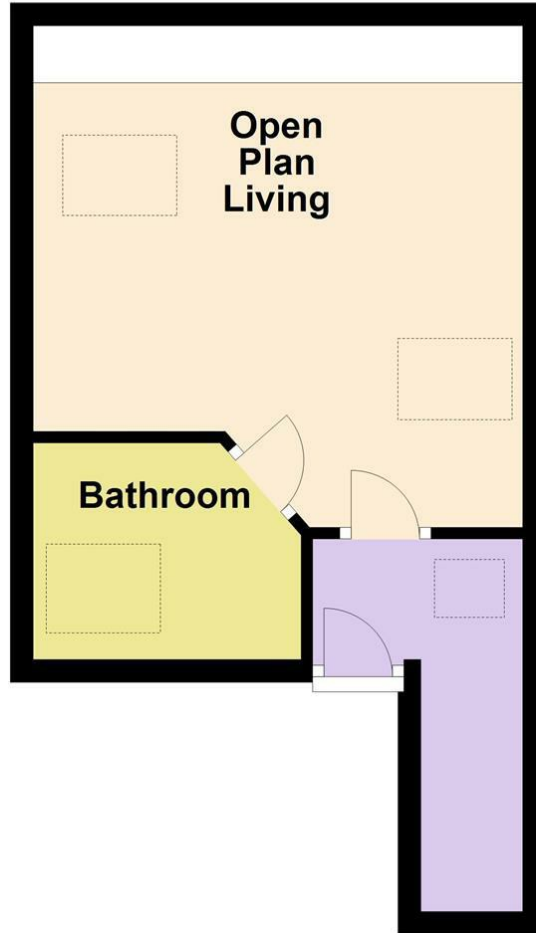
Tile enclosed bath with mixer tap, wash hand basin with mixer tap set into vanity unit, low level flush W.C, heated towel rail, double glazed Velux window, tiled floor and walls, extractor fan.

Rental Value

Currently let at £550 per calendar month.



Floor Plan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.