



Offers In Excess Of  
**£220,000**  
 Leasehold

## St. Georges Road, Worthing

- Well Presented Apartment
- Two Double Bedrooms
- Just Off the Seafront
- Lounge / Dining Room
- Modern Kitchen
- EPC Rating - C
- Contemporary Bathroom
- Walk-in Wardrobe
- Allocated Off Road Parking

Robert Luff & Co are delighted to offer to market this well presented apartment ideally situated in this sought after central Worthing location just off of the seafront and a short walk to the town centre shops, local restaurants, parks, bus routes and the mainline station. Accommodation offers entrance hall with stairs up to accommodation, lounge / dining room, modern kitchen, two double bedrooms and a beautiful contemporary family bathroom. Other benefits include an allocated parking space.

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

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



The property is leasehold with 97 years remaining on the lease.

The maintenance / service charges are £1 232 per 6 months including ground rent.

## Accommodation

### Communal Entrance

With stairs up to second floor hallway with radiator, communal entryphone system and door into:

### Open Plan Living Room / Diner 19'2 x 16'5 (5.84m x 5.00m)

Two radiators, three double glazed Velux windows, eaves storage cupboard.

### Kitchen 12'11 max x 7'4 max (3.94m max x 2.24m max)

Range of fitted white high gloss wall and base units, sink unit with mixer tap and drainer inset to work surfaces, tiled splash back, integrated fan oven, gas hob with extractor fan above, two double glazed windows, cupboard housing boiler, shelving, radiator.

### Bedroom One 12'11 x 10'5 max (3.94m x 3.18m max)

Double glazed window, double glazed Velux window, radiator.

### Bedroom Two 9'10 max x 8'7 max (3.00m max x 2.62m max)

Walk-in wardrobe, eaves storage cupboard and walk-in wardrobe with shelving, radiator, double glazed Velux window.

### Bathroom

Low level flush W.C, wash hand basin with vanity unit, bath with mixer tap and shower with glass shower screen, double glazed window, vinyl flooring, towel radiator on the wall.

### Outside

The property benefits from an allocated parking space to the rear of the building.

### Tenure

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

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

[www.robertluff.co.uk](http://www.robertluff.co.uk)







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 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.