



Brighton Road, Worthing



Offers In Excess Of
£220,000
Leasehold

- Beautifully Presented Upper Floor Flat
- Just Off Worthing Seafront
- Modern Kitchen
- Modern Bathroom
- Two Good Size Bedrooms
- Large Lounge / Dining Room
- EPC Rating - C
- Views of the Downs

Robert Luff & Co are delighted to offer to market this well presented upper floor flat ideally situated in this convenient and highly sought after central Worthing location just off of the seafront and close to the town centre shops, restaurants, parks, local bus routes and the mainline station. Accommodation offers entrance hall, two good size bedrooms, a modern kitchen with space for a breakfast table, beautiful contemporary bathroom and a large lounge / dining room. Other benefits include a storage room on the ground floor and down land views.

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

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Accommodation

Communal Entrance

Entrance into communal hallway with loft hatch and lift to fourth floor.

Hallway

Laid Oak wood flooring, coving, electric heater, cloakroom cupboard with hanging rail, further cupboard with shoe racks and electric trip switches and cupboard housing water tank, intercom entry phone.

Lounge 17'4 x 13'6 (5.28m x 4.11m)

Dual aspect double glazed window with sea views and distant Down land views, laid wood flooring, coving, covered electric heater, Oak glass panel door, two wall lights.

Kitchen

A range of contemporary in-frame wall and base units, sink unit with mixer tap and drainer inset to granite work surfaces, Bosch four ring hob and oven with extractor fan above, integrated fridge freezer, glass display unit, tiled floor with under floor heating, space for breakfast table and chairs, integrated dishwasher.

Bathroom

Carrera marble effect tile enclosed bath with mixer tap and separate shower attachment, wash hand basin set into vanity unit with mixer tap, concealed cistern W.C, built in shelving, heated towel rail, wood effect tiled flooring, extractor fan, Oak door.

Bedroom One 11'10 x 9'4 (3.61m x 2.84m)

Double glazed window with down land views, wardrobe with sliding door, hanging space and shelving.

Bedroom Two 9'4 x 7'2 (2.84m x 2.18m)

Double glazed window with view of the downs, Oak door and laid Oak flooring.

Storage Room

On the ground floor.

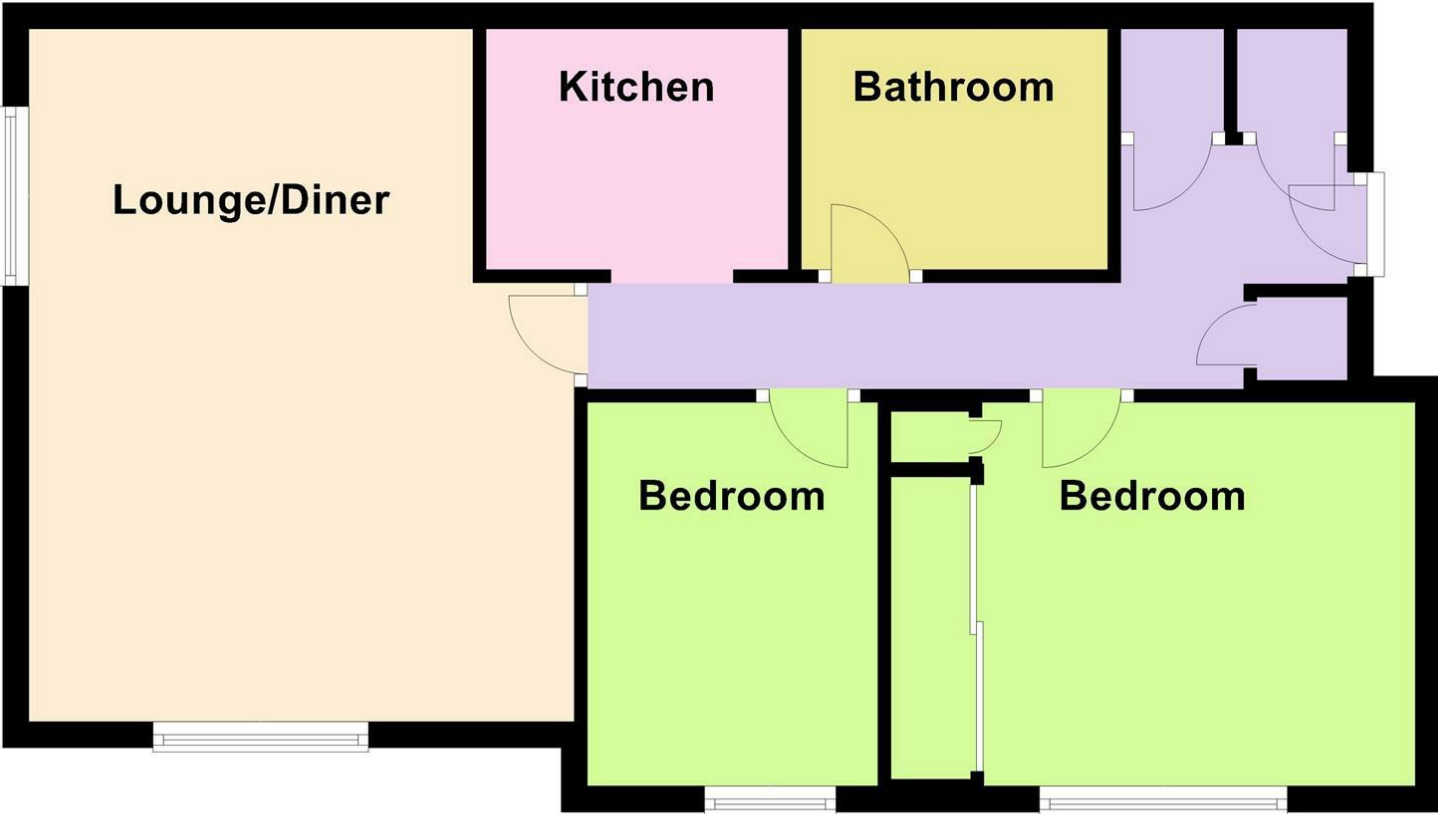
Tenure

The property is leasehold with approximately 90 years remaining.

The maintenance charges are £750 per 6 months.



Floor Plan



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 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.