



Asking Price  
**£160,000**  
 Leasehold

## Westcourt Road, Worthing

- Well Presented First Floor Flat • Large Double Bedroom
- Convenient Central Worthing • Open Plan Living / Dining Location Room
- Modern Kitchen • EPC Rating - C
- Refitted En-Suite Shower Room • Recently Fitted Boiler Room

Robert Luff & Co are delighted to offer to market this well presented first floor flat ideally situated in this popular central Worthing location just minutes from the mainline station and close to local shops, restaurants, schools, parks and bus routes. Accommodation offers a spacious entrance hall, open plan living space with study area, lounge and modern kitchen, large double bedroom with refitted en-suite shower room. Other benefits include a recently fitted Worcester boiler and low maintenance costs.

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

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## Accommodation

### Communal Entrance

Door into communal hallway and stairs leading up to first floor landing, front door into flat with entry intercom system.

### Lounge / Dining Room

**Dining Area 9'8 x 7'8 (2.95m x 2.34m )**

Laid Oak wood flooring, double glazed window.

**Lounge Area 13'7 x 7'9 (4.14m x 2.36m)**

Radiator, double glazed window, TV point, Oak wood flooring, through way to kitchen.

**Kitchen 8'8 x 5'0 (2.64m x 1.52m)**

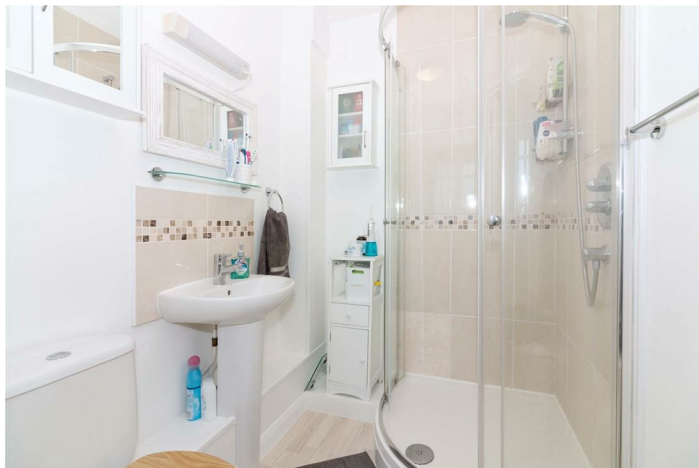
A range of wood fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob and oven with extractor fan above, space and plumbing for washing machine, tiled splash back, wall mounted Worcester boiler, space for fridge freezer, solid Granite tiled floor.

**Bedroom One 15'0 x 10'3 max (4.57m x 3.12m max)**

Dual aspect double glazed windows, double glazed door opening to Juliet balcony, radiator, TV point.

### Bathroom

Corner shower cubicle, pedestal wash hand basin, low level flush W.C, tiled splash back, light with shaver point, extractor fan.

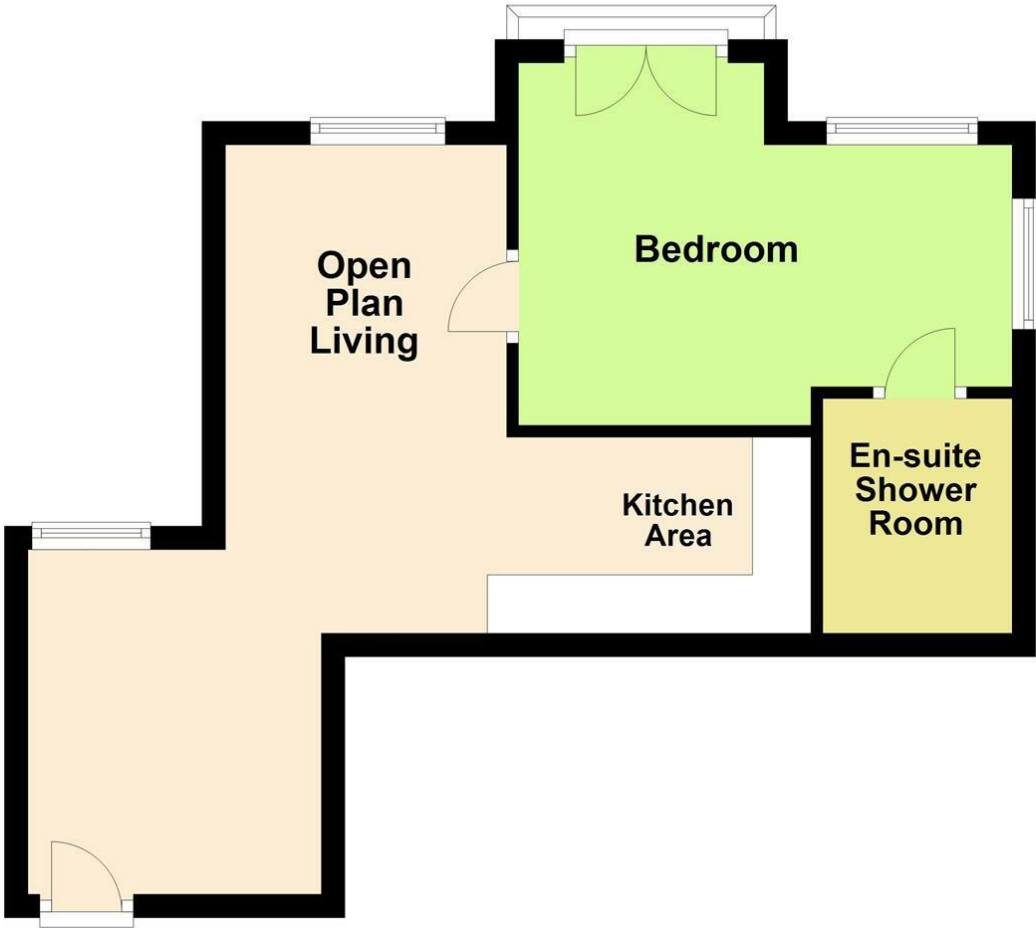


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Floor Plan



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 <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.