



## Harefield Avenue, Worthing

Asking Price  
£200,000  
Leasehold

- Ground Floor Garden Flat
- Private West facing Rear Garden
- Private Entrance
- Modern Kitchen
- New Gas fired central heating & Double glazing
- EPC Rating - TBC
- Double Bedroom
- Newly Fitted Bathroom
- Off Road Parking Space for Two Cars
- Long lease

Robert Luff & Co are pleased to offer for sale this beautifully presented ground floor garden converted flat situated in the sought after location of Tarring close to local shops, parks, schools, bus routes and the mainline station. Accommodation offers a private entrance, bay fronted lounge / dining room, double bedroom, modern kitchen and newly fitted bathroom. Other benefits include a private West facing garden with two brick built storage sheds, off road parking, a long lease and a new gas boiler.

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## Accommodation

### Private Entrance

Double glazed obscured windows and door to:

### Entrance Hall

Electric meters, four storage cupboards with shelving, wood effect laminate flooring, smoke detector, radiator, smooth ceiling.

### Living Room 14'8" x 13'11" into bay (4.47 x 4.24 (4.48 x 4.25) into bay)

Double glazed bay window, wood effect laminate flooring, double panelled radiator, fireplace and gas point, smooth ceiling, TV point.

### Kitchen 9'3" x 6'9" (2.82 x 2.06 (2.83 x 2.05))

Measurements to include built in units. Newly fitted in 2018 with a matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, breakfast bar, new Indesit integrated washing machine, space for cooker and fridge freezer, wall mounted cupboard housing new Glow Worm combination boiler, part tiled walls, double glazed window overlooking the rear garden.

### Bedroom One 11'9" x 10'5" (3.58 x 3.18)

Measurements not to include built in cupboard with shelving. Built in wardrobes with dressing table, radiator, smooth ceiling, double glazed window.

### Bathroom/W.C

Obscured double glazed window, modern white suite with mixer tap and shower attachment and folding glass door, close coupled low-level W.C, wash hand basin with cupboard below, tiled walls, chrome ladder style heated towel rail, wood effect laminate flooring, smooth ceiling.

### Front Garden

Private driveway for two cars, lawn.

### West Facing Rear Garden

Gate to garden, patio, lawn, flowers, shrubs and hedges, two sheds, water tap.

### Tenure

The property is leasehold with approximately 115 years remaining on the lease.

Maintenance - £20 per month.

Ground rent - £5.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
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<b>England &amp; Wales</b>		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.