



Offers In Excess Of
£300,000
Leasehold

Boundary Road, Worthing

- Well Presented Ground Floor Flat
- Three Good Size Bedrooms
- Modern Kitchen / Breakfast Room
- Beautiful Refitted Bathroom & Separate W.C
- Just off of Worthing Seafront
- Communal Rear Garden & Allocated Front Garden
- Lounge / Dining Room
- EPC Rating - TBC
- Located in Popular Heene District
- 900+ Year Lease

Robert Luff & Co are delighted to offer to market this spacious and well presented ground floor garden flat ideally situated in the highly sought after Heene district just off of Worthing seafront and close to town centre shops, restaurants, parks, schools, local bus routes and the mainline station. Accommodation offers entrance hall, lounge / dining room, modern kitchen / breakfast room, three good size bedrooms, beautiful refitted bathroom and separate W.C. Other benefits include a communal rear garden, an allocated large front garden and a long lease.

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**Robert
Luff & Co**
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Accommodation

Entrance

Frosted double glazed door into:

Hallway

Hallway LED drop pendant lights, strip wood exposed flooring, picture rail, understairs cupboard housing electric meters, telephone point, frosted double glazed window, space for a desk or seating, radiator, storage cupboard.

Lounge 17'8" x 10'9" (5.4 x 3.3)

Exposed flooring, cast iron fireplace with tiled insert, radiator, double glazed window to front, picture rail, space for table and chairs.

Kitchen 12'11" x 9'8" (3.95 x 2.96)

Recently refitted with LED spotlights and a range of high gloss wall and base units fitted with under cabinet LED lights. The kitchen comprises of a butler sink unit with mixer tap inset to Composite work surfaces, space for fridge freezer, space and plumbing for washing machine, built in dishwasher, space for range style oven, extractor fan above, radiator, under-pelmet lighting, stone tiled flooring, cupboard enclosed Worcester boiler, dimmer switch, tiled splash back, French doors to communal gardens, downlighters.

Bedroom One 16'5" x 10'10" (5.01 x 3.31)

Exposed floor boards, radiator, double glazed window, picture rail, fireplace with wooden surround and marble insert and hearth, gas point and cupboard with hanging rail.

Bedroom Two 13'4" x 6'7" (4.07 x 2.03)

Radiator, double glazed window, picture rail, exposed floor boards.

Bedroom Three 9'3" x 7'5" (2.83 x 2.28)

Door to garden, double glazed window, radiator.

Bathroom

High back claw foot bath with telephone style mixer tap, shower cubicle with two shower heads, Period heated towel rail, tiled walls, frosted double glazed window, wash hand basin with mixer tap and vanity unit below. The bathroom also benefits from LED spotlights.

Separate W.C

Led spot lights, high flush W.C, wash hand basin with mixer tap, Period rail, frosted double glazed window, exposed wood floor boards, carrara tiling.

Communal Rear Garden

Lawn and patio area, flower beds, timber shed.

Private Front Garden Area

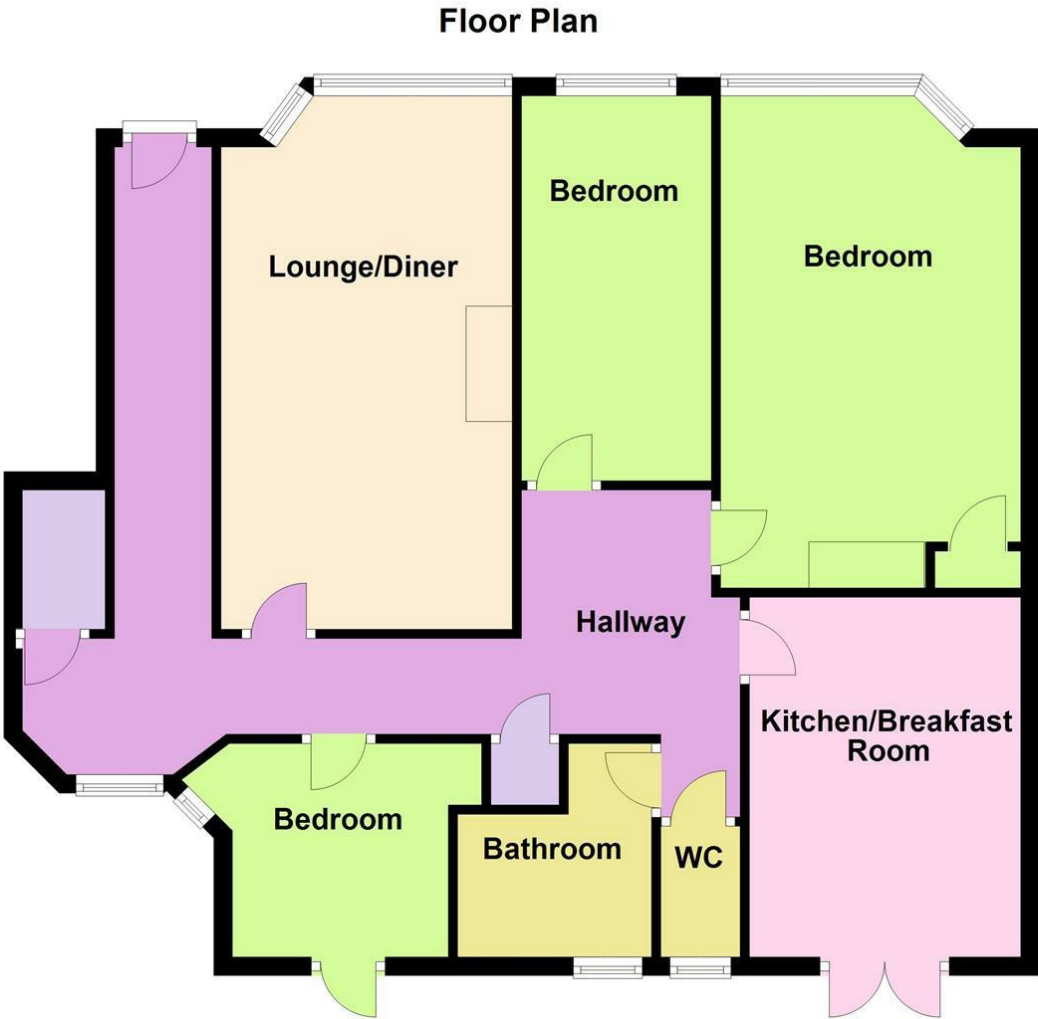
South facing garden with patio and gravel area, timber built shed / workshop, wooden seat area and sleeper enclosed flowerbed.



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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

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