



Offers In Excess Of
£250,000
Leasehold

Tennyson Road, Worthing

- Spacious Dual Aspect First Floor Flat with a Long Lease
- Two Double Bedrooms with Built-in Wardrobes
- Large Lounge / Dining Room
- Kitchen / Breakfast Room
- Fantastic Worthing Town Centre Location Close to the Beach
- EPC Rating - D
- Close to Town Centre Shops
- Bathroom & Separate W.C
- Large West Facing Balcony
- Residents Parking

Robert Luff & Co are delighted to offer to market this bright and well presented first floor flat ideally situated in this popular central Worthing location close to the town centre shops, the seafront, local restaurants, parks, schools, bus routes and the mainline station. The communal entrance has a security entry system to the communal entrance and a passenger lift and stairs to the first floor.

The bright and spacious accommodation offers a wide entrance hall with generous storage space, dual aspect lounge / dining room, kitchen / breakfast room, two good sized double bedrooms, bathroom and separate W.C. The property has new UPVC double glazed windows throughout and modern heating systems. Other benefits include a West facing balcony, residents parking, a long lease and NO FORWARD CHAIN.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Stairs and lift leading up to the first floor landing.

Hallway

The hallway houses a telephone intercom system, two good sized cupboards with power and lighting; in addition to storage space in the larger cupboard there is an on-demand water heater, a water softener and space for a tumble dryer.

Lounge 21'8" x 14'0" (6.62 x 4.28)

Bright dual aspect lounge/ diner with double glazed windows and sliding patio door to balcony. Other features include natural stone heating, a ceiling fan and USB powerpoints.

West Facing Balcony

Large and sheltered balcony benefiting from afternoon sun. Direct access from the lounge with hand rail and tiled floor.

Kitchen 11'8" x 9'10" (3.56 x 3.01)

Generous sized kitchen benefiting from the morning sun with space for dining table and chairs. Fitted with a range of wall and base units, stainless steel sink inset to marble effect work surfaces, space for fridge freezer and electric, space and plumbing for washing machine.

Bedroom One 12'11" x 11'1" (3.96 x 3.4)

Large double bedroom with built-in wardrobes, Haverland's programmable drystone cost effective heater, wall lights, USB power points.

Bedroom Two 11'6" x 9'10" (3.51 x 3.01)

Large double bedroom with built-in wardrobes, Haverland's programmable drystone cost effective heater, double glazed window.

Bathroom

Panel enclosed bath with handles and mixer tap, shower attachment, wash hand basin with mixer tap, corner shower cubicle with fitted Triton shower, tiled walls, frosted double glazed window, heated towel rail.

Separate W.C

Modern concealed cistern W.C, hand basin with mixer tap, frosted double glazed window, part wood panelled walls.

Residents Parking

Tenure

The property is leasehold with 144 years remaining on the lease.

Annual maintenance charges - £1625 per annum.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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.