



Asking Price  
**£230,000**  
 Leasehold

## Victoria Road, Worthing

- Top Floor Flat
- Central Worthing Location
- Two Double Bedrooms
- Large Lounge / Dining Room
- Bathroom & Separate W.C
- EPC Rating - C
- Garage with Solar Panels
- Communal Gardens

Robert Luff & Co are delighted to offer to market this second floor flat ideally situated in the heart of Worthing town centre close to local shops, restaurants, the seafront, parks, bus routes and the mainline station. Accommodation offers entrance hall, lounge / dining room, kitchen, two double bedrooms, bathroom and separate W.C. Other benefits include a garage in compound with solar panels and communal gardens.

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance

Stairs to second floor, front door into:

### Hallway

With radiator, intercom system, shoe cupboard with shelving, telephone point.

### Lounge 19'4 x 11'4 (5.89m x 3.45m)

Double glazed bay window to front, TV point, double glazed window, serving hatch, radiator.

### Kitchen

Wood fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, space and plumbing for washing machine, Worcester boiler, dual aspect double glazed window, space for fridge freezer, tiled splash back, larder cupboard, wine rack.

### Separate W.C

Low level flush W.C, frosted double glazed window, tiled floor.

### Bathroom

Panel enclosed bath with mixer shower attachment, tiled walls, pedestal wash hand basin, heated towel rail, frosted double glazed window, extractor fan.

### Bedroom One 12'6 x 10'8 (3.81m x 3.25m )

Radiator, double glazed window, TV point.

### Bedroom Two 9'9 x 9'6 (2.97m x 2.90m )

Radiator, double glazed window.

### Garage

In compound to the far right upon entry, with solar panels.

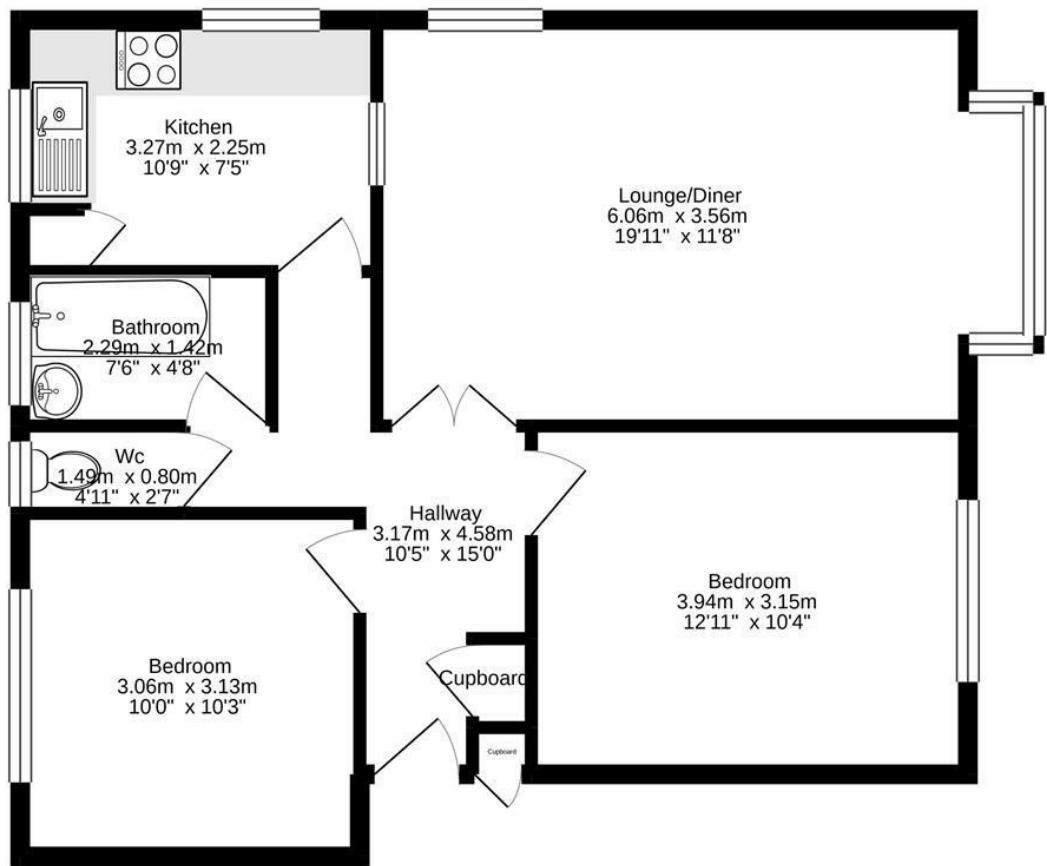


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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First Floor  
63.0 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA : 63.0 sq.m. (679 sq.ft.) approx.  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	Potential
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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	Potential
England & Wales	EU Directive 2002/91/EC

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