



Portland Road, Worthing

Offers In Excess Of
£210,000
Leasehold

- First Floor Flat
- Modern Kitchen
- Share of the Freehold
- Gas Fired Central Heating
- Two Bedrooms
- Popular Town Centre Location
- EPC Rating - C

Robert Luff & Co are delighted to offer to market this well presented first floor flat ideally situated in the heart of Worthing town centre close to local shops, the seafront, restaurants, parks, schools and the mainline station. Accommodation offers entrance hall, living room, modern kitchen, two good size bedrooms and bathroom. Other benefits include gas fired central heating and a share of the freehold.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
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Accommodation

Communal Entrance

With security phone entry system into:

Communal Hallway

With stairs leading up to first floor landing, private front door into:

Hallway

With security entry phone, spotlights, radiator.

Living Room 13'6 x 9'7 (4.11m x 2.92m)

Sash window, radiator, feature fireplace with log burner.

Bedroom One 12'0 x 9'0 (3.66m x 2.74m)

Westerly aspect sash window, radiator.

Bedroom Two 10'0 x 7'9 (3.05m x 2.36m)

Sash window, radiator.

Kitchen 11'0 x 7'2 (3.35m x 2.18m)

Matching range of wall and base units with stainless steel sink unit with chrome mixer tap inset to granite work surfaces with drainer, single electric oven, four ring gas hob with extractor hood above, integrated fridge, integrated freezer, space and plumbing for washing machine, cupboard enclosed wall mounted combination boiler, two sash windows.

Tenure

The current lease left is 66 years however they will be extending to 999 years.

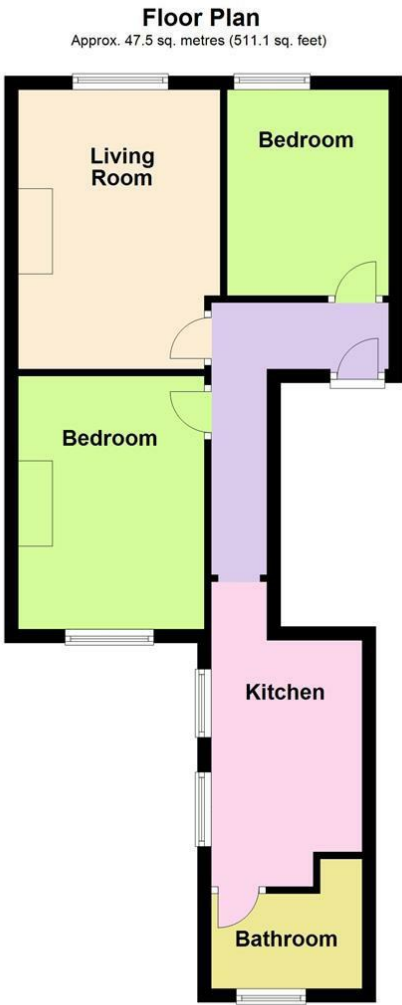
The service/maintenance is agreed between the 3 flats and they all pay £25 a month to the property fund. recently had property painted and have a few thousand left.



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

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Total area: approx. 47.5 sq. metres (511.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.