



## Clifton Road, Worthing



Offers In Excess Of  
£145,000  
Leasehold

- First Floor Flat
- Double Bedroom
- Bathroom & Separate W.C
- Close to the Seafront & Mainline Station
- Town Centre Location
- Bay Fronted Living Room
- EPC Rating - TBC
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this first floor flat ideally situated in this central Worthing location close to town centre shops, the seafront, local parks, restaurants, bus routes and the mainline station making a fantastic investment opportunity. Accommodation offers entrance hall and stairs leading up the landing, bay fronted living room, kitchen, double bedroom, bathroom and separate W.C.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Communal front door and stairs to first floor landing, front door into flat.

### Entrance Hallway

Loft hatch, intercom phone.

### Lounge 14'9 x 14'5 into bay (4.50m x 4.39m into bay)

Sash bay window, TV point, radiator, shelved recess and storage cupboard, TV point.

### Kitchen 11'11 x 9'1 (3.63m x 2.77m)

Oak fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob and electric oven, space for fridge freezer, extractor fan, space for breakfast table and chairs, space and plumbing for washing machine, cast iron fireplace, TV point, tiled walls, double glazed window.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, frosted double glazed window, tiled walls.

### Separate W.C

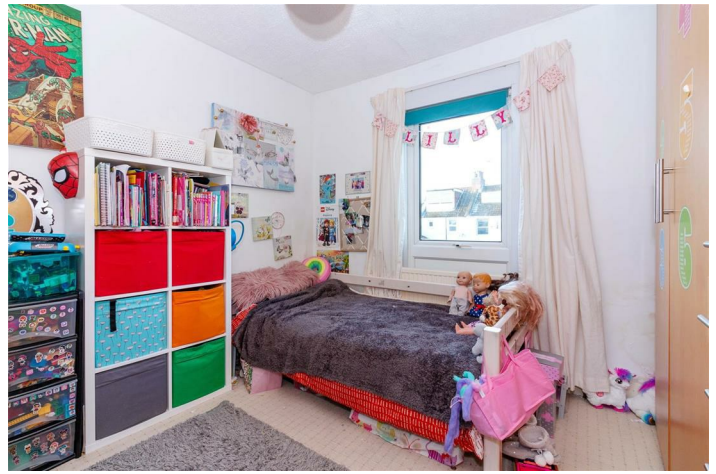
Concealed cistern W.C, frosted double glazed window.

### Bedroom

Radiator, double glazed window.

### Tenure

Lease - 68 years remaining, priced to accommodate the shorter lease. Vendor will not renew as part of sale



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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.