



Offers In Excess Of
£170,000
Leasehold

Shelley Road, Worthing

- First Floor Flat
- Double Bedroom
- Modern Kitchen & Shower Room
- High Ceilings
- Good Size Living Room
- Sought After Worthing Town Centre Location
- Character Conversion
- EPC Rating - E
- Close to the Seafront & Local Shops

Robert Luff & Co are delighted to offer to market this first floor converted Period flat ideally situated in this sought after central Worthing location close to the town centre shops, the seafront, restaurants, bus routes and the mainline station. Accommodation offers entrance hall, lounge / dining room, modern kitchen, good size double bedroom and a contemporary shower room. Other benefits include an allocated parking space and well kept communal gardens.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Lounge 13'11 x 10'6 (4.24m x 3.20m)

Two sash windows, TV point, coving, skimmed ceiling.

Kitchen 10'4 x 5'10 (3.15m x 1.78m)

Fitted kitchen with a range of high gloss wall and base units, stainless steel sink unit with mixer tap and drainer inset to roll top work surfaces, built in oven, electric hob with extractor hood above, tiled splash back, space and plumbing for washing machine, sash window.

Bedroom 10'5 x 10'3 (3.18m x 3.12m)

Sash window, built in cupboard.

Shower Room

Shower enclosure, low level flush W.C, wash hand basin with mixer tap inset to vanity unit, tiled walls and floor.

Communal Gardens

Well maintained communal gardens.

Allocated Parking Space

Tenure

The property is leasehold with 89 years remaining on the lease.

The maintenance charges are £868 per 6 months.

Ground rent is £100 per annum.

Agents Notes

The property benefits from an intercom door entry system and external security lights.

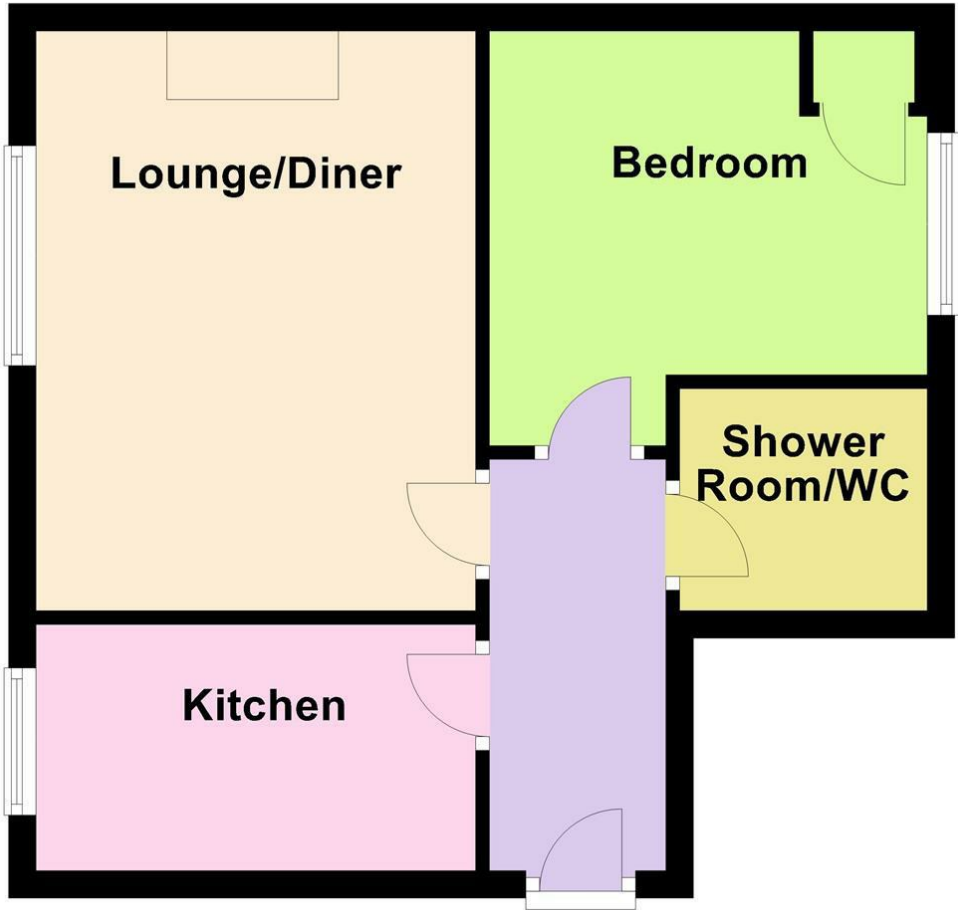


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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.