



Offers In Excess Of  
**£215,000**  
 Leasehold

## South Street, Worthing

- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge Dining Room
- Shower Room & Separate W.C
- Garage
- EPC Rating - C
- Communal Gardens
- Convenient Location

Robert Luff & Co are delighted to offer to market this first floor flat ideally situated in this popular Tarring location close to local shops, restaurants, parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, spacious lounge / dining room, kitchen, two double bedrooms, shower room and separate W.C. Other benefits include a garage and communal gardens.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
 Luff & Co**  
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## Accommodation

### Communal Entrance

Communal front door with stairs to the first floor and front door into flat.

### Hallway

Radiator, coving, telephone intercom, cloak cupboard, airing cupboard with pre-lagged tank and shelving.

### Lounge 15'0 x 13'9 (4.57m x 4.19m)

Dual aspect double glazed window with Easterly and Southerly views, TV point, coving, radiator.

### Kitchen 10'0 x 8'1 (3.05m x 2.46m)

A range of Oak fronted wall and base units, one and a half bowl sink unit with mixer tap and drainer inset to granite effect work surfaces, four ring gas hob, oven with extractor fan above, space and plumbing for washing machine, space for fridge freezer, tiled splash back, double glazed window, radiator, cupboard enclosed Worcester boiler, breakfast bar.

### Bedroom One 11'8 x 10'9 (3.56m x 3.28m)

Double glazed window, radiator, wardrobe with hanging space, coving, TV point.

### Bedroom Two 10'0 x 9'0 (3.05m x 2.74m)

Radiator, double glazed window with Southerly aspect, wardrobe with hanging space.

### Shower Room

Shower cubicle with Triton shower, wash hand basin, radiator, tiled walls, frosted window, shaver point.

### Separate W.C

Low level flush W.C, frosted window.

### Communal Gardens

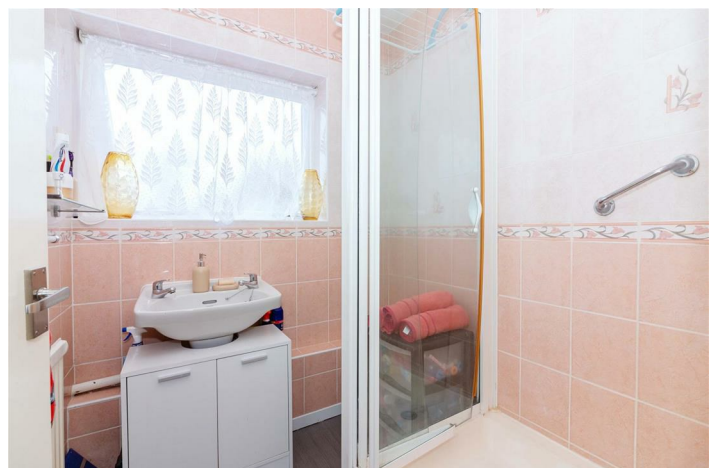
### Garage

With up and over door.

### Tenure

reserve fund £700

Maintenance £2,000 pa

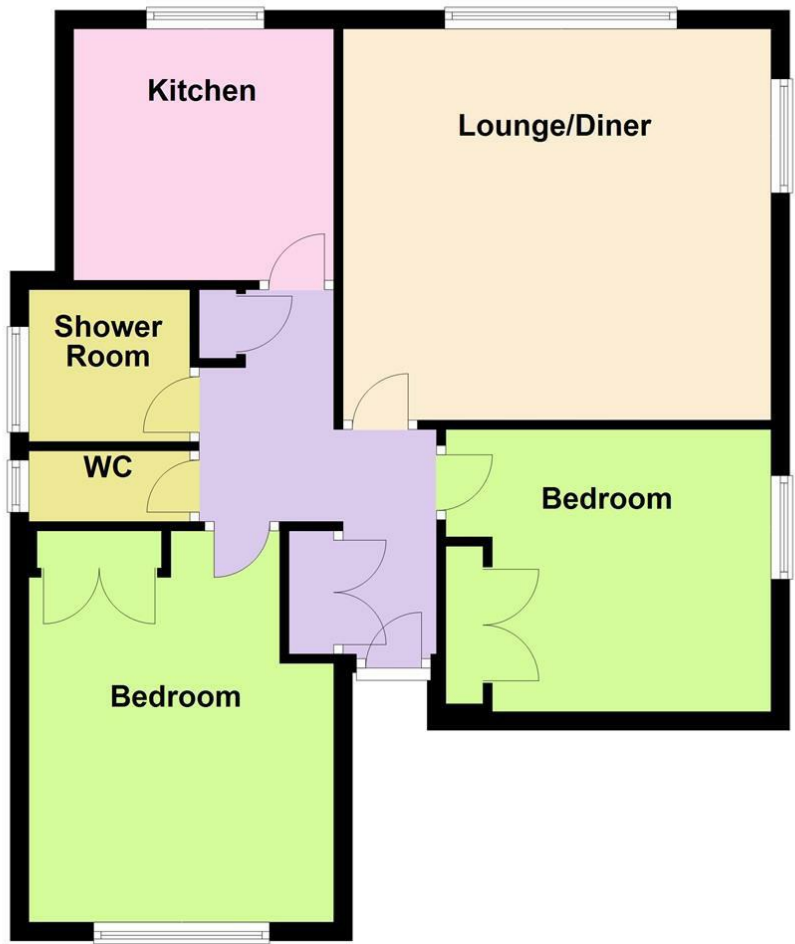


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Floor Plan



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 <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.