



High Street, Worthing



Offers In Excess Of
£190,000
Leasehold

- Top Floor Flat
- Two Bedrooms
- Popular Central Worthing Location
- Large Loft Space
- Two Parking Spaces
- EPC Rating - D
- Long Lease
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this top floor flat ideally situated in this popular central Worthing location close to local shops, parks, schools, Worthing hospital, bus routes and the train station. Accommodation offers entrance hall, lounge / dining room, kitchen, two bedrooms and a bathroom. Other benefits include the loft space above the flat, two parking spaces, a long lease and no forward chain.

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**Robert
Luff & Co**
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Accommodation

Gated Development

Communal Entrance

Communal front door to communal hallway, stairs to first floor, front door into flat.

Hallway

Electric heating, electric fuses, loft hatch with pull down ladder, cupboard housing water tank.

Lounge 16'9 x 10'11 (5.11m x 3.33m)

Double glazed three quarter length window with Westerly aspect, electric heater, TV point, telephone point, telephone entry system, door to:

Kitchen 12'10 x 5'3 (3.91m x 1.60m)

A range of light wood fronted wall and base units stainless steel sink unit with mixer tap and drainer inset to work surfaces, electric oven with grill, electric four ring hob, extracto fan, tiled splash back, space for fridge freezer, double glazed window.

Bedroom One 11'0 x 10'11 (3.35m x 3.33m)

Double glazed window, electric heater, coving.

Bedroom Two 11'0 x 5'4 (3.35m x 1.63m)

Double glazed window, electric heater, dimmer switch.

Bathroom

Panel enclosed bath with handles, telephone style mixer tap, pedestal wash hand basin, low level flush W.C, Triton over-bath shower, frosted double glazed window, light and shaver point.

Parking

Two parking spaces.

Roof Space

The property benefits from the roof space above the entire flat.

Tenure

The property is leasehold with the remainder of a 999 year lease.

The maintenance costs are £1000 per annum.

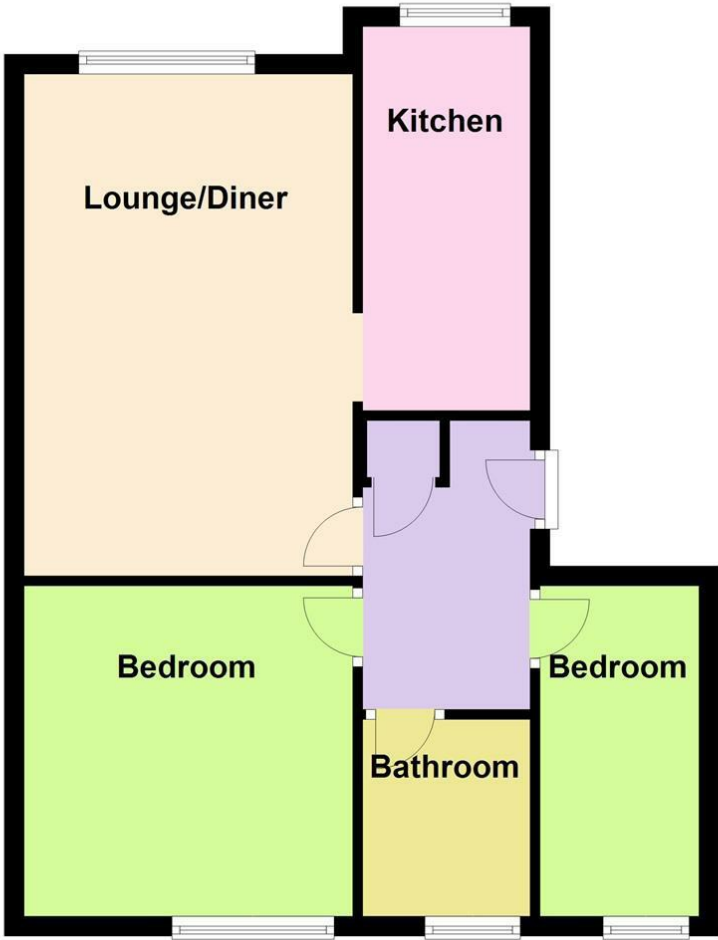


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Floor Plan



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 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.