



Chapel Road, Worthing



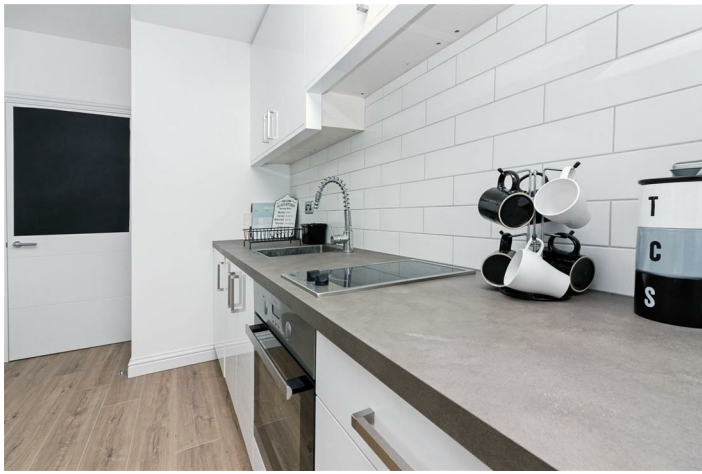
Asking Price
£165,000
Leasehold

- Beautifully Presented Second Floor Flat
- Modern Open Plan Kitchen / Living Room
- Double Bedroom
- Modern Shower Room with Separate W/C
- EPC RATING - C
- Favoured Town Centre Location
- Yards from the Beach with Town Centre Shops, Bus Routes & Worthing's Mainline Station all Nearby

Robert Luff & Co are delighted to offer to market this beautifully presented second floor flat ideally situated in the heart of Worthing town centre, just yards from the beach with town centre shops, bus routes and Worthing's mainline station all nearby. Accommodation offers entrance hall, modern open plan kitchen / living room, double bedroom and shower room with separate W/C.

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

Communal entrance hall and stairs leading up to the second floor.

Open Plan Kitchen / Living Room 14'6" x 13'5" (4.42 x 4.09 (4.41 x 4.10))

Two double glazed windows matching range of white fronted wall and base units, sink inset to worktop with flexible mixer tap, 'Zanussi' two ring hob and electric oven, space for fridge freezer, tiled splash back, electric heater, laid wood flooring.

Bedroom One 11'2" into wardrobes x 7'6" (3.40 into wardrobes x 2.29 (3.41 x 2.28))

Double glazed window with Easterly views, wardrobes with hanging space, electric heater.

Shower Room

Shower cubicle with folding door, wash hand basin with mixer tap and storage below, heated towel rail, down lights.

Separate W/C

Low level flush W/C, wash hand basin set into vanity unit with mixer tap, part tiled walls, down lights.

Tenure

We have been advised that there are 121 years remaining on the lease.

Maintenance - £622.46 PA

Ground Rent - £250.00 PA



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

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Floor Plan



Energy Efficiency Rating	
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	
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	
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Not environmentally friendly - higher CO ₂ emissions	
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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.