



Grand Avenue, Worthing

Offers In Excess Of
£190,000
Leasehold

- Fully Refurbished Seafront Flat • Double Bedroom
- Spacious Living Room
- Modern Bathroom
- Uninterrupted Ocean Views
- Lift to All Floors
- Stunning Newly Fitted Kitchen
- EPC Rating - F
- New Lease
- Finished to a High Standard

Robert Luff & Co are delighted to offer to market this beautifully finished fully refurbished converted seafront flat ideally situated on Worthing's popular Seafront with stunning direct ocean views and close to the town centre shops, restaurants, local parks, bus routes and the mainline station. Accommodation offers entrance hall, living room, double bedroom, beautiful modern kitchen, refitted bathroom and separate W.C. Other benefits include a new lease, a lift to all floors and hot water included with the service charges.

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Accommodation

Communal Entrance

Lift to all floors, new strip Oak wood door to hallway, intercom door entry system, CCTV in all communal areas.

Hallway

Utility cupboard with Beko washer / dryer, space for further appliance to be stacked on top, coving.

Lounge 14'8 x 14'8 (4.47m x 4.47m)

Electric radiator, double glazed window with distant Westerly view of the seafront, coving and corbels, Oak door.

Kitchen 11'6 x 8'7 (3.51m x 2.62m)

A newly fitted kitchen with a range of high gloss grey wall and base units, wall and base units, drawers, one and half bowl sink unit with mixer tap and drainer inset to work surfaces, Lamona oven, electric oven and electric hob with extractor fan over, integrated fridge freezer, integrated dishwasher, coving, tiled splash back, double glazed window with sea and rooftop views.

Bedroom One 11'6 x 10'4 (3.51m x 3.15m)

Double glazed window with sea and rooftop views, electric radiator, coving.

Separate W.C

Concealed system W.C, Oak door, double glazed window with distant views, coving.

Bathroom

'P' shaped bath with contemporary mixer tap, over bath shower, curved shower screen, wash hand basin with mixer tap set into vanity unit, double glazed window, tiled splash back, heated towel rail, Oak door.

Tenure

The property is leasehold with a new 140 year lease.
All hot water included in the yearly maintenance charges.
£2000 maintenance pa no ground rent



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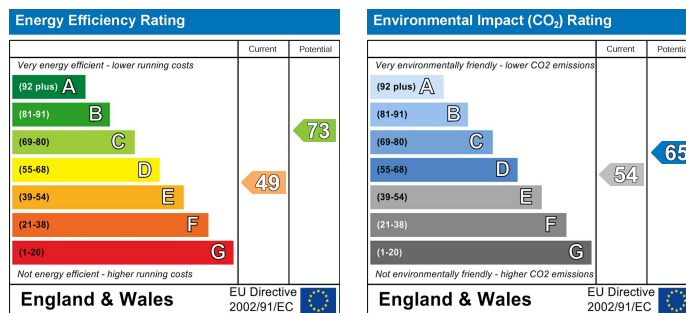
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Floor Plan

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)



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.