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E



Description

Robert Luff & Co are delighted to present this spacious one double bedroom first floor apartment conveniently located in popular Sompting. Local shops are available in Test Road and a regular bus service passes close by providing easy access to both Worthing town and Lancing village. The accommodation briefly comprises: Entrance hall, living room, kitchen, double bedroom and bathroom. VIEWING RECOMMENDED.



Key Features

- First Floor Flat
- Double Glazing
- Council Tax Band: A
- One Double Bedroom
- Ideal FTB or BTL
- EPC: E





Communal Front Door
Stairs to first floor landing.

Service Charge & Ground Rent:
£65 per month

Personal Front Door
To:

Entrance Hall

Loft access, storage cupboards,
wall mounted electric heater.

Lounge

3.66m x 3.66m (12' x 12')

Double glazed window to front,
coving.

Kitchen

3.10m x 2.08m (10'2" x 6'10")

Double glazed window to rear,
range of fitted wall & base level
units, fitted worksurfaces
incorporating stainless steel
single drainer sink unit with
mixer tap, space & plumbing for
washing machine, electric cooker
point.

Bedroom

3.66m x 2.95m (12' x 9'8")

Double glazed window to front,
wardrobe.

Bathroom

Double glazed windows, fitted
suite comprising: Bath with
electric shower over, close
coupled WC, wash hand basin.

Lease

The seller has advised us of the
following:

Lease: 88 Years Remaining



Floor Plan Sylvan Road

Floor Plan

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 46.0 sq. metres (495.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
		77	
	53		
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		England & Wales	
EU Directive 2002/91/EC		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.

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Robert Luff & Co