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E

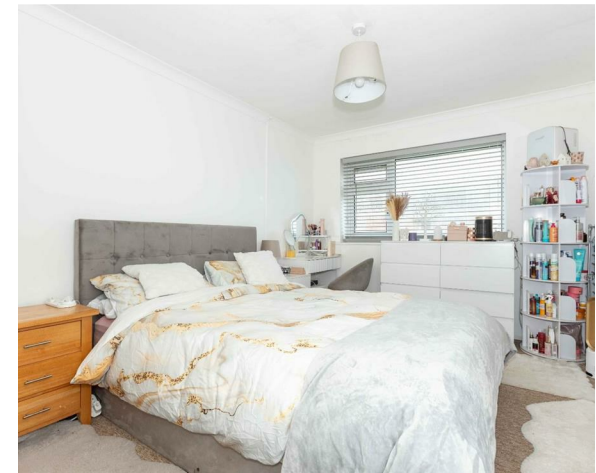


## Description

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.

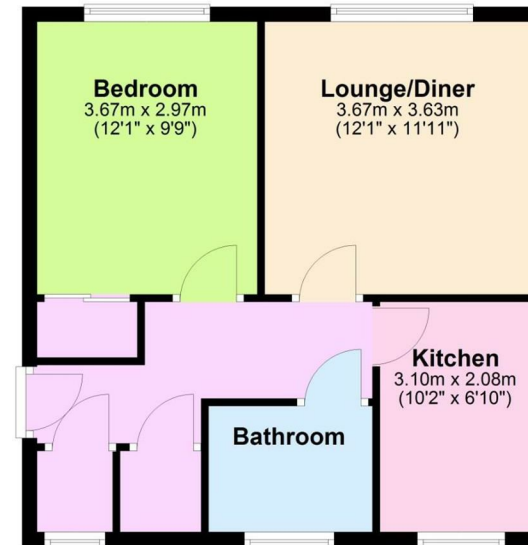
**Lease**  
The seller has advised us of the  
following:  
Lease: 88 Years Remaining



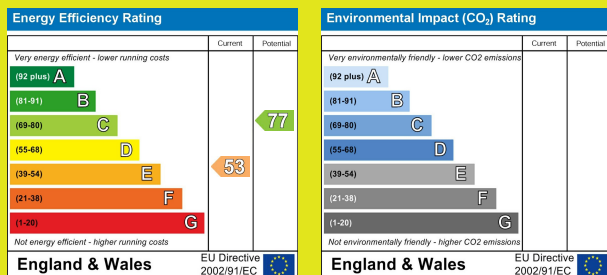
## Floor Plan Sylvan Road

### Floor Plan

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



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



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