



## Bolsover Road, Worthing

Asking Price  
**£205,000**  
 Leasehold

- Investors Only
- One Bedroom
- Integrated Appliances
- Long Lease
- Remainder of a Guarantee
- Second Floor Flat
- Modern Finish
- EPC - C
- Allocated Parking

Robert Luff & Co are excited to offer to this market this extremely desirable, modern flat located within a small development in popular West Worthing location to INVESTORS ONLY The property offers a spacious open plan kitchen/ living room, modern bathroom and good sized double bedroom. The property is located close to local schools, shops and transport links and benefits gas fired central heating and double glazing. The property is to be sold with current tenant in situ. Viewing is recommended.

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Secure entry phone system, storage cupboard offering hanging and shelving, radiator

### Open Plan Living Space 17'1" x 17'10" (maximum) (5.23 x 5.46 (maximum))

Range of matching floor and walls units with inset one half bowl stainless steel sink with mixer tap over, integrated fridge/freezer, washing machine and slimline dishwasher, integrated electric oven with four point gas hob and extractor over, glass splashback, combi boiler house in cupboard, two double glazed windows to front and side, further Juliet balcony to side, vinyl tile flooring.

### Bedroom 13'2" x 10'2" (maximum) (4.02 x 3.12 (maximum))

double glazed window to side, radiator

### Bathroom 8'7" x 5'5" (2.62 x 1.67)

White bathroom suite, low level W.C, pedestal wash hand basin with mixer tap over, PVC paneled bath with mixer tap and thermostatic shower over, part tiled walls, heated towel rail, vinyl tile flooring, extractor fan.

### Allocated Parking

Allocated parking to front of building.



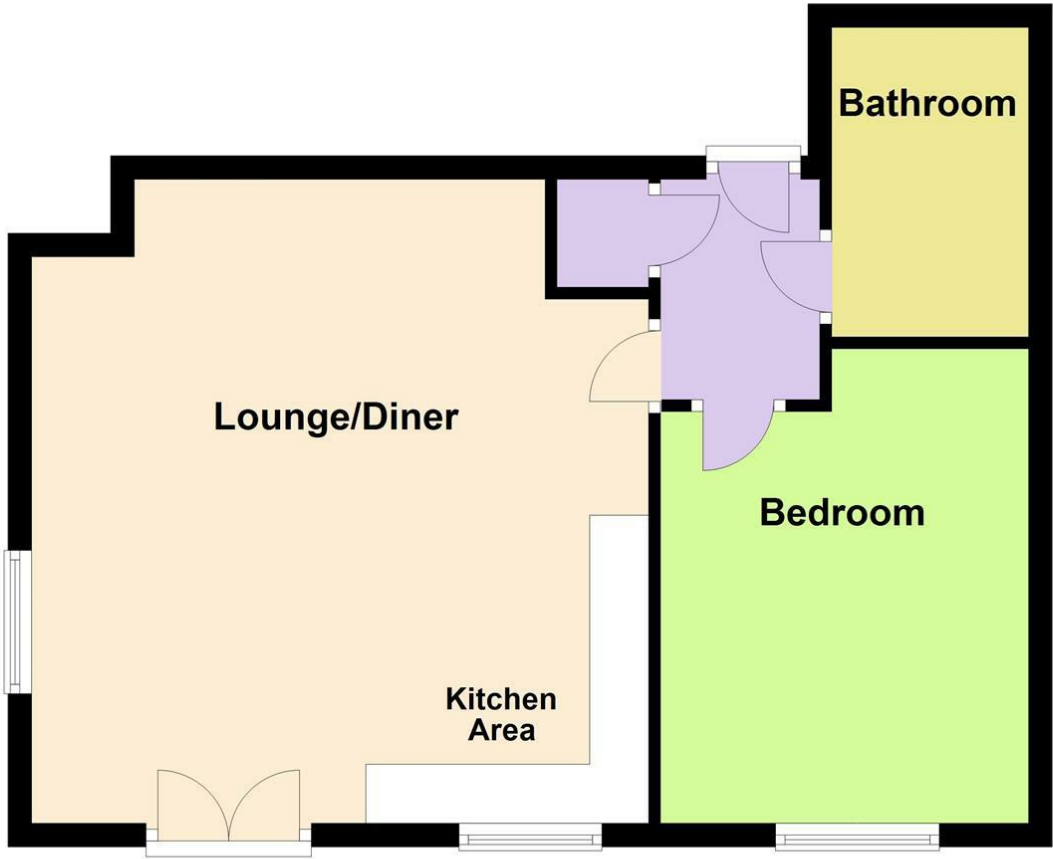
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Floor Plan

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 47.7 sq. metres (513.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.