



## The Boulevard, Worthing

Asking Price  
**£225,000**  
Leasehold

- Purpose Built Flat
- Living Room
- Bathroom
- Close to Shops, Bus Routes & Train Station
- Garage
- Kitchen & Utility Room
- Two Double Bedrooms
- EPC - C
- LEASEHOLD
- COUNCIL TAX - B

A well presented purpose built Top Floor Flat being sold with NO Chain is ideally situated in this convenient location close to local shops, parks, schools, bus routes and mainline station nearby. Accommodation offers entrance hall, kitchen, utility room, living room, two double bedrooms and a bathroom/u.c. Other benefits include a garage in compound, security entryphone system and Viewing is recommended

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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Luff & Co**  
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## Accommodation

### Communal Entrance

Secure entry phone system, stairs to top floor, front door.

### Entrance Hall

Access to loft space, cupboard with hanging rail and shelving.

### Living Room 16'0" x 11'10" (4.88 x 3.63)

Double glazed window, radiator, smooth ceiling.

### Kitchen 8'7" x 10'5" (2.63 x 3.192)

Measurements to include fitted units. Matching wall and base units, one and half bowl sink unit inset to worktop with mixer tap and rinser, single drainer, built in oven, hob and extractor, slimline dishwasher, double glazed window, cupboard housing gas fired central heating boiler, door into;

### Utility Room 14'10" x 5'1" (4.54 x 1.57)

Plumbing and space for washing machine, double glazed window, storage, cupboard.

### Bedroom One 11'11" x 10'4" (3.64 x 3.175)

Double glazed window, radiator, smooth ceiling.

### Bedroom Two 12'2" x 11'11" ( 3.73 x 3.64)

Double glazed window, radiator, smooth ceiling.

### Bathroom / W/C

Panel enclosed bath, wall mounted shower with shower screen, low level flush w/c, wash hand basin with cupboard below, obscured double glazed window, part tiled walls, heated towel rail, smooth ceiling.

### Communal Gardens

Surrounded the properties at Meadway Court.

### Garage

No 57 in compound.

### Lease and Maintenance Charge Details

Lease - 934 years remaining

Ground Rent - £10 per annum - paid half yearly (£5 per 6 months)

Ground Rent Review - TBC

Maintenance Charge - £1,658.44 per annum - paid half yearly (£829.22 per 6 months)

Maintenance Review - TBC



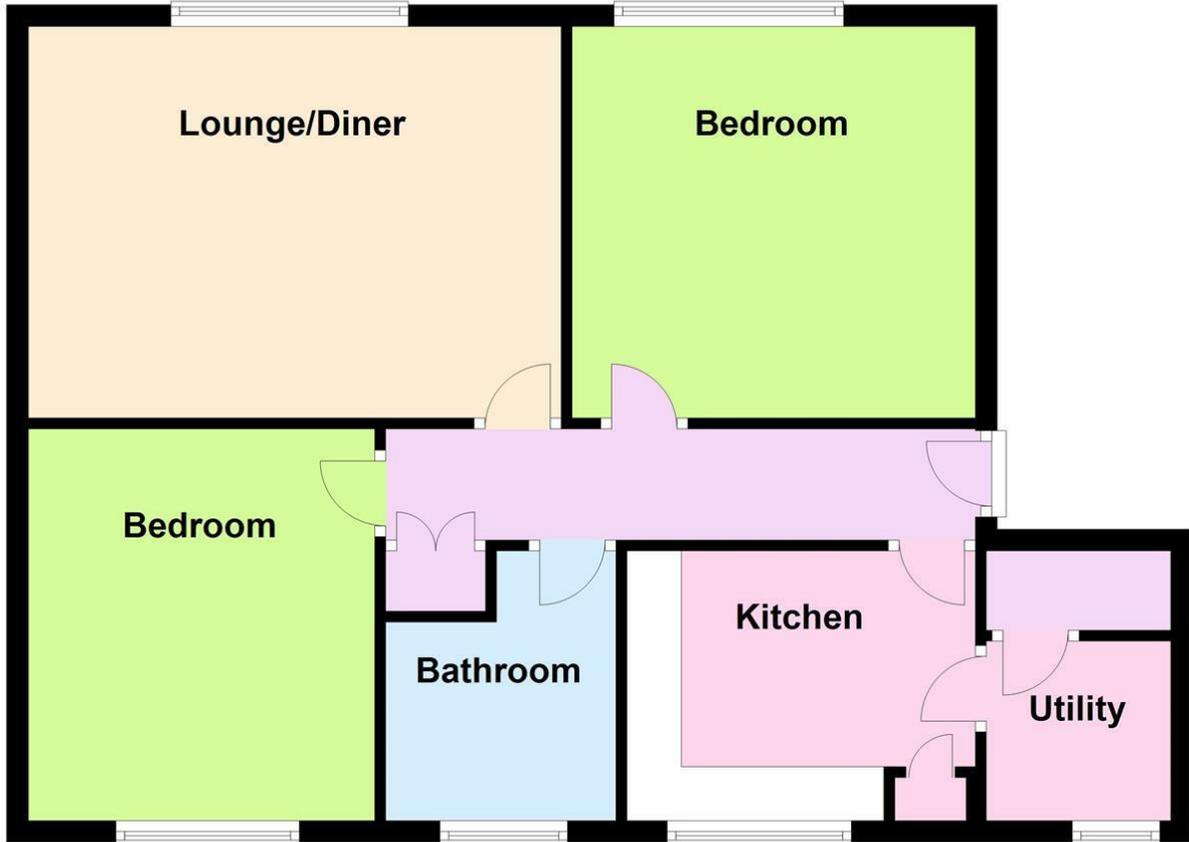
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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## Floor Plan

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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