



Asking Price
£180,000
 Leasehold

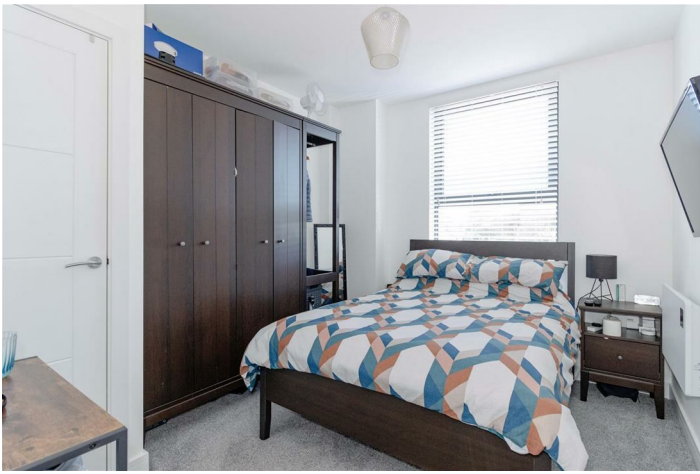
Columbia House, Worthing

- One Double Bedroom Flat
- Allocated Parking
- Open Living
- Leasehold
- Ground Floor
- Modern Finish
- EPC - C
- Council Tax Band - A

Robert Luff & Co are please to present this one double bedroom ground floor flat located in Worthing. The property was built in 2021 and is located close to local schools, shops and transport links. It has a modern finish with bright and airy rooms, allocated parking and has the remainder of 125 year lease too. Internal viewing advised.

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www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Secure front door, wall mounted fuse board, access to all rooms.

Living Area 6.68 x 2.97

Measurements to include built in units. Kitchen area to include a range of matching floor and wall units with integrated washing machine, fridge/freezer, dishwasher and electric oven with four point halogen hob and extractor over, inset stainless steel sink with mixer tap over, wood effect flooring, three double glazed windows to side and front, electric heater, secure entry phone system

Bedroom 10'9" x 9'10" (3.29 x 3.0)

Large double glazed window to front, cupboard housing hot water tank, wall mounted heater

Shower Room 6'1" x 5'6" (1.87 x 1.69)

Vanity unit with low level W.C, surface mounted wash hand basin with mixer tap over and storage below, walk in shower with tiled floor. glass screen and thermostatic shower over, wall mounted mirror, heated towel rail, tiled walls and floor, extractor fan.

Parking

Allocated parking space to front of building - space "5"

Agents Note

Lease - approximately 123 years

Service Charge - £1,200 PA approximately

Ground Rent - £240 PA approximately



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

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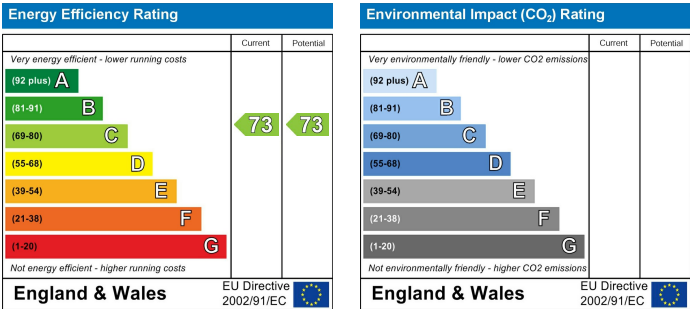
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Floor Plan

Approx. 35.4 sq. metres (381.6 sq. feet)



Total area: approx. 35.4 sq. metres (381.6 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.