



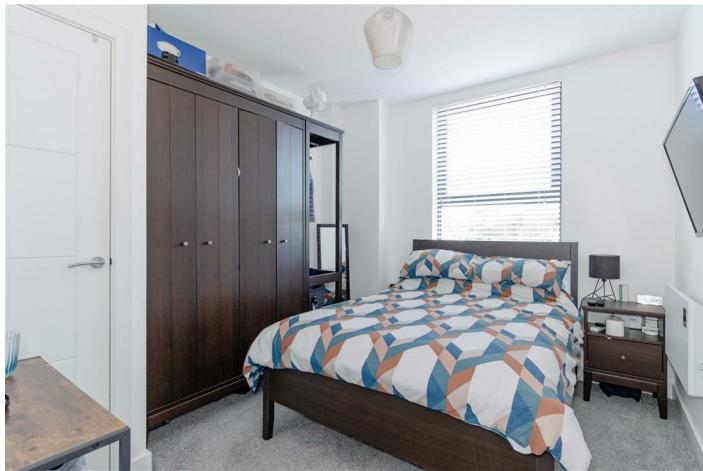
Asking Price  
£180,000  
Leasehold

## Columbia House, Worthing

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

Robert Luff & Co are pleased 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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## 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, cuboard 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



## Floor Plan

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



Total area: approx. 35.4 sq. metres (381.6 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		
England & Wales	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.