



27 Strand Parade, Worthing

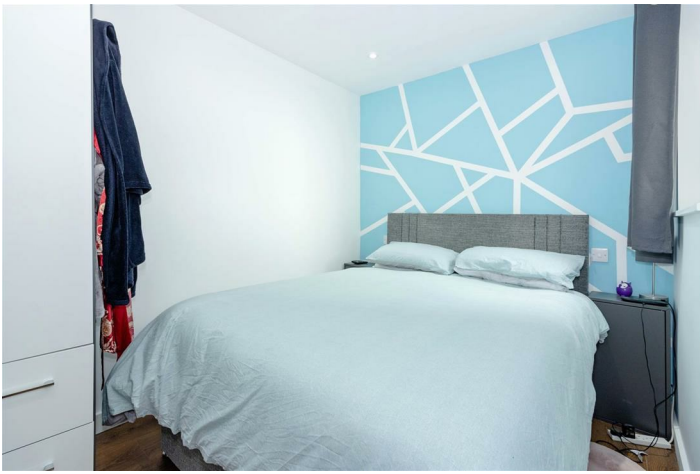
Offers In Excess Of
£165,000
Leasehold

- 6th Floor Apartment
- One Bedroom
- Open Living Area
- Allocated Parking
- Modern Finish
- EPC - D
- Long Lease
- Vendor Suited

Robert Luff & Co are pleased to present this one double bedroom sixth floor apartment located in Worthing. The property offers good living space and is finished to a good standard. The property offers the remainder of a 10 year guarantee and has relatively low service charges too. It is located close to local schools, shops and transport links and has the benefit of an allocated parking space. It would make for an ideal first home or buy-to-let investment. Vendor suited, internal viewing advised.

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Accommodation

Hallway

Secure entry phone system, wall mounted consumer unit, storage cupboard housing hot water tank and providing storage as well as space and plumbing for a washing machine, vinyl tile flooring.

Living Area 18'0" x 11'3" (5.51 x 3.43)

Measurements to include built in units. Kitchen area to include a range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated slimline dishwasher, fridge / freezer and oven with four point halogen hob and extractor over, tiled splashbacks, vinyl tile flooring, double glazed window to side, electric eco radiator.



Bedroom One 14'8" x 8'1" (narrowing to 7'5") (4.48 x 2.47 (narrowing to 2.27))

Double glazed window to side, vinyl tile flooring, electric eco radiator.



Bathroom 5'6" x 7'6" (1.70 x 2.31)

White bathroom suite, PVC panelled bath with mixer tap, thermostatic shower and glass screen over, pedestal wash hand basin, low level W.C, part tiled walls, tiled floor, heated towel rail, extractor fan.

Parking

Allocated parking access via rear of property, space "AR"

Agents Note

Lease - 125 years from 2019

Maintenance - £846.10 PA (paid £423.05 every 6 months)

Ground Rent - £150 PA (paid £75 every 6 months)

If the property were to be rented out we suspect that the property would achieve a rental figure of £750 - £775 PCM

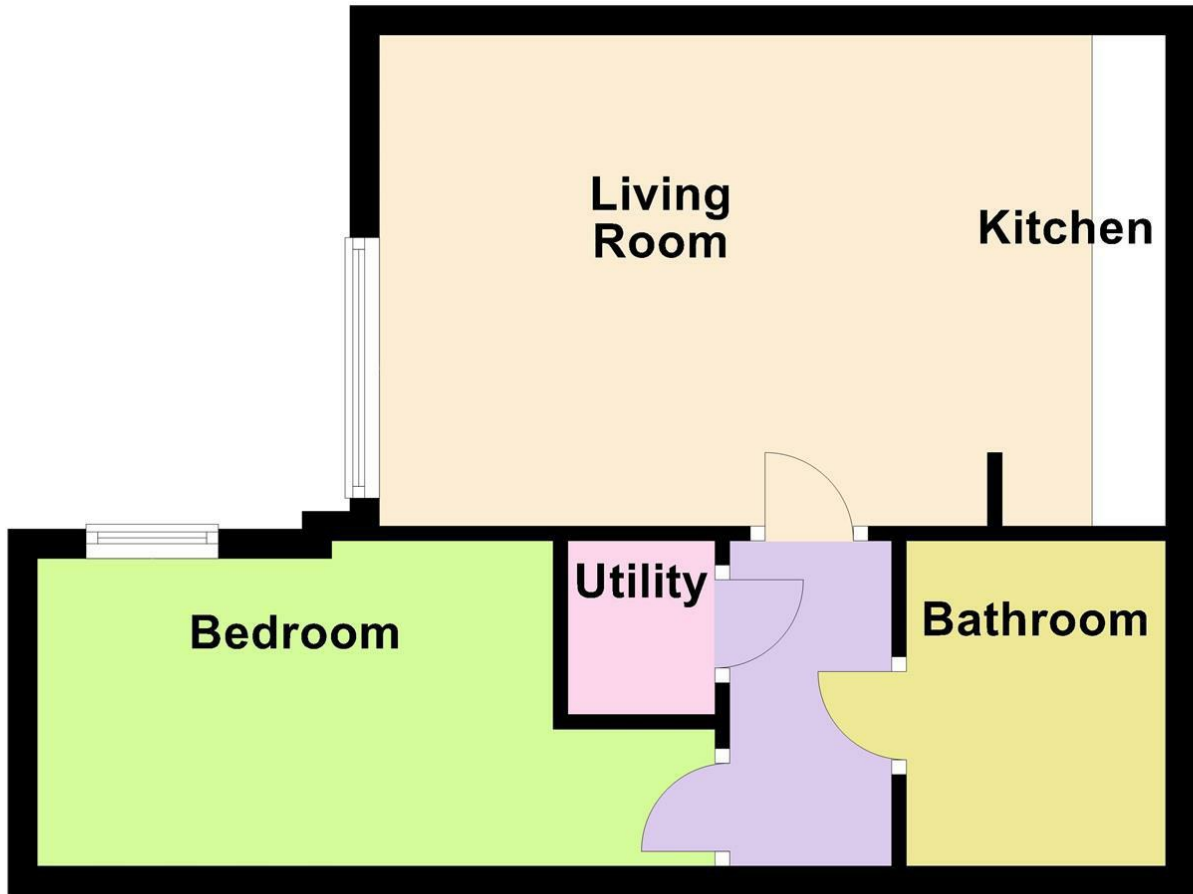


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.