



Offers In Excess Of
£250,000
Leasehold

Cambrian Way, Worthing

- Ground Floor Flat
- Private Entrance
- Chain Free
- EPC Rating - B (82)
- Council Tax Band - B
- Two Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Allocated Off Road Parking
- Leasehold

*** OPEN HOUSE - CALL NOW TO BOOK AN APPOINTMENT ***

Robert Luff and Co are delighted to offer to the market this beautifully presented ground floor flat situated in the heart of West Tarring, close to local shopping facilities, parks, bus routes and mainline station. Accommodation offers entrance hall, open plan lounge/diner/kitchen, two bedrooms and family bathroom. Other benefits include long lease and allocated off road parking.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance Hall

Private front door with spy hole, leading to:

Entrance Hall

Video entry phone system. Radiator. Telephone point. Two feature floor to ceiling French style windows overlooking the gardens. Built in cupboard housing meters, office storage and hanging space. Door leading to:

Open Plan Lounge/Kitchen/Diner 21 x 14'5 (6.40m x 4.39m)

Lounge Area

Two feature floor to ceiling French style windows to front aspect. Double-glazed window to side aspect. TV point, Two radiators. Telephone point.

Kitchen/Dining Area

A range of matching high gloss wall and base units. Worktop incorporating a stainless steel sink unit with mixer taps and drainer. Built in oven. Four ring gas hob. Stainless steel cooker hood. Splash backs. Integrated dishwasher. and washer/dryer. Fridge/freezer (included in the sale of the property). Space for formal dining room table and chairs. Cupboard enclosed boiler. Down lights.

Bedroom One 12 x 10'5 (3.66m x 3.18m)

Double-glazed window to side aspect. Radiator. TV point. A range of mirror fronted wardrobes.

Bedroom Two 14'2 x 8'7 (4.32m x 2.62m)

Feature double-glazed French style full length windows. Radiator. TV point. Telephone point.

Bathroom

Panel enclosed bath with mixer tap, shower over and screen. Pedestal wash hand basin with chrome mixer tap. Mirror vanity unit. Low level flush WC. Radiator. Tiled floor. Part tiled walls. Extractor fan.

Outside

Allocated Off Road Parking

10 feet from the rear access door. Allowing parking for one large vehicle.

Tenure

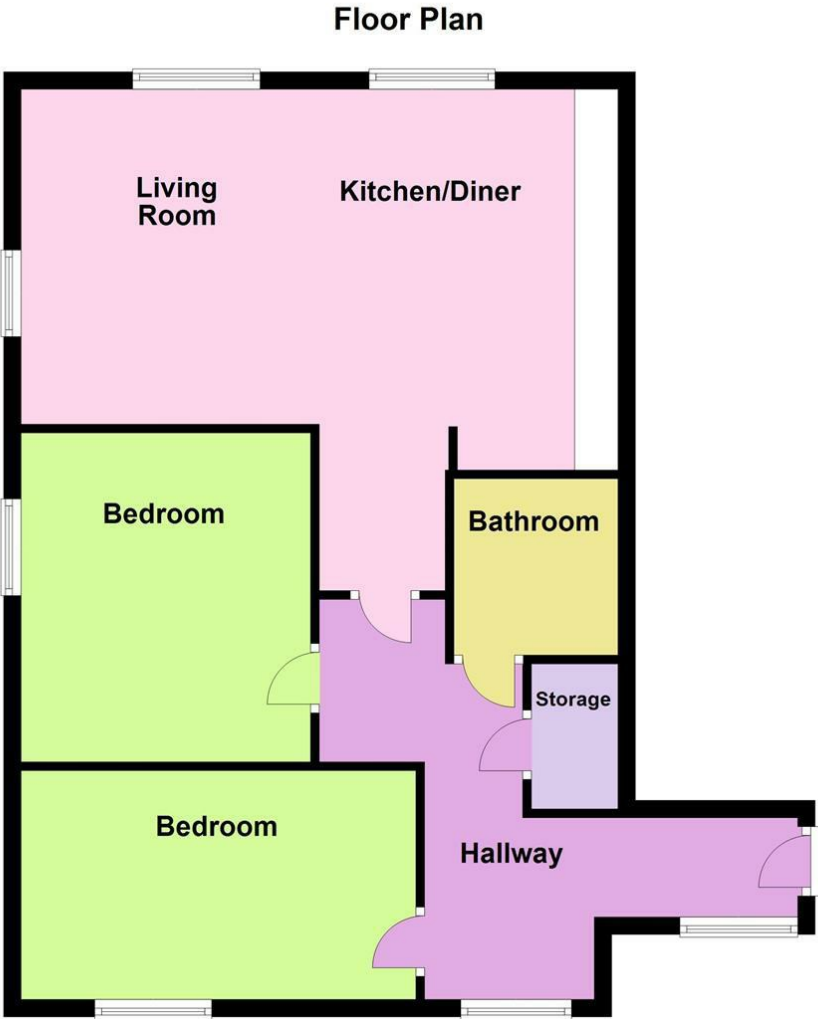
Leasehold. 147 years remaining on the lease.



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

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.