

Robert
Luff & Co

Southey Road, Worthing

- £1,100 PCM



1



1



1



D



Description

Robert Luff & Co are delighted to offer this recently converted and beautifully presented converted ground floor flat, finished to an extremely high standard meeting all modern day regulations, ideally situated in this favoured central location yards from the town centre shops and restaurants, with the beach, bus routes, parks and mainline station all nearby. Accommodation comprises Hall, Living Room/Kitchen Bedroom, Bathroom and Private Rear Garden.



Key Features

- Ground Floor Flat
- Dressing Area
- Private Rear Garden
- Popular Central Worthing Location
- Open Plan Kitchen / Living Room
- Double Bedroom
- Easy access to the beach
- Modern Bathroom
- Long Lease & Vacant Possession





Communal entrance Hall

Front door to:

Entrance Hall

Entryphone system, cupboard housing hot water tank and electric meter, storage heater, storage cupboard, door to:

Living Room/Kitchen

6.02m x 4.22m into bay (19'9 x 13'10 into bay)

Laminate wood effect floor, night storage heater, three quarter height Sash windows to front, TV and telephone point, downlights. The kitchen area comprises a range of light grey matt fronted units with drawers and worktops, inset stainless steel sink with mixer tap over, electric oven and hob with extractor over, integrated fridge/freezer, tiled splashback, space and plumbing for washing machine.

Bedroom

3.78m x 3.05m (12'5 x 10')

Electric storage heater, Sash window, double glazed door to rear garden, TV point, downlighters.

Bathroom

Panelled bath with mixer tap and over bath shower with rainfall head and separate attachment and shower screen, wash hand basin inset into vanity unit, low flush w.c, tiled floor and walls, heated towel rail, downlighters.

Outside

Private garden with gate to rear, lawn area enclosed by wall and fencing.

Tenure



Floor Plan Southey Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(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		39	39
(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.

