



Offers In Excess Of  
**£255,000**  
Leasehold

## Hawthorn Gardens, Worthing

- Well Presented Ground Floor Flat
- Off Road Parking
- Two Double Bedrooms
- Garage
- Modern Kitchen/Bathroom
- EPC Rating - D
- Spacious Lounge/Diner
- Council Tax Band - A
- Communal Gardens
- Leasehold

Robert Luff and Co are delighted to offer to market this beautifully presented ground floor flat ideally situated in the popular Hawthorn Gardens development located in Broadwater with local shops, restaurants, parks, bus routes and good schools all nearby. Accommodation offers spacious lounge/diner, modern fitted kitchen/breakfast room, two bedrooms and a modern bathroom. Other benefits include a garage and off road parking.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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



## Accommodation

### Entrance

Communal front door to communal hallway, front door into flat.

### Hallway

Front door, telephone intercom system, limed wood effect laid flooring, airing cupboard.

### Lounge 20'5" x 11'5" (6.24 x 3.48)

Double glazed window to front with Southerly aspect overlooking the gardens, recently installed Dimplex Quantum electric heater, limed wood effect laid flooring.

### Kitchen/Breakfast Room 14'2" x 8'5" (4.33 x 2.57)

A range of white fronted wall and base units, wood effect work tops incorporating a stainless steel sink unit with mixer tap and drainer, electric oven with four ring hob, extractor fan, space and plumbing for washing machine, space for fridge freezer, double glazed window, electric heater, metro style tiled splash back.

### Bedroom One 12'8" x 9'5" (3.87 x 2.89)

Double glazed window, recently installed Dimplex Quantum electric heater, cupboard housing electrical consumer units.

### Bedroom Two 12'2" x 9'11" (3.72 x 3.04 )

Double glazed window, recently installed Dimplex Quantum electric heater.

### Bathroom

Panel enclosed bath with Triton shower over, shower screen, heated towel rail, wash hand basin with mixer tap inset into vanity unit, concealed cistern W.C, double glazed window.

### Garage

With a recently installed roof.

### Tenure

The property is leasehold with 136 years remaining. Maintenance charges are approximately £1300 per annum and peppercorn ground rent.

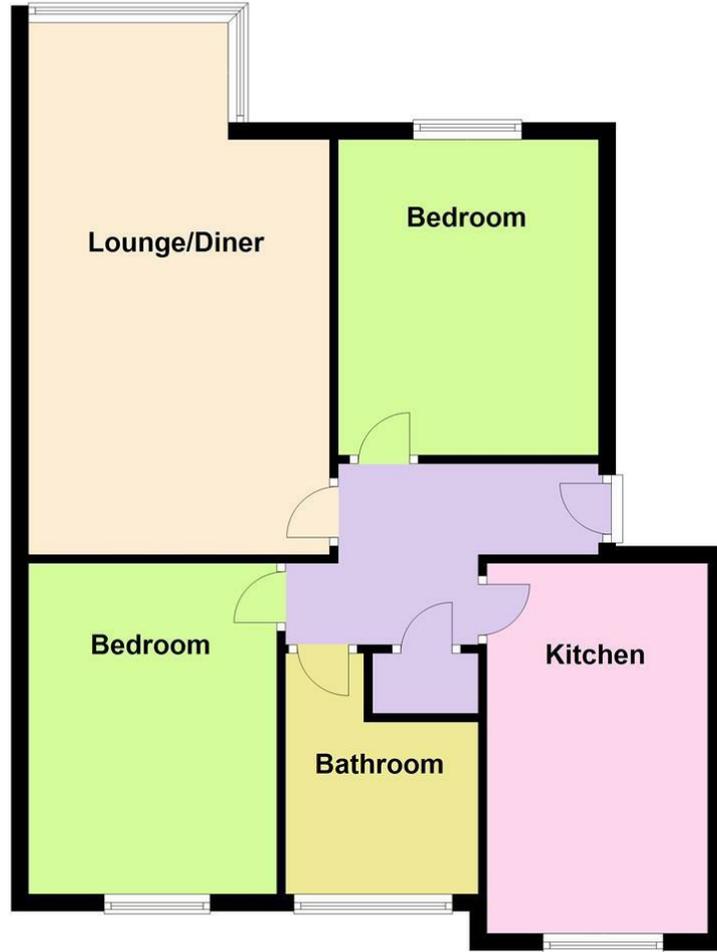


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floor Plan



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			
<b>England &amp; Wales</b>		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.