



1



1



1



D



Description

We are delighted to offer to the market this beautifully presented ground floor apartment, featuring a west facing private rear garden and ideally located within walking distance of Worthing town centre, the mainline station, and the seafront.

Accommodation offers an open plan kitchen/lounge, a double bedroom and a modern bathroom. The property also benefits from gas fired central heating and double glazing.



Key Features

- Ground Floor Apartment
- Double Glazing
- West Facing Private Garden
- Open Plan Kitchen/Lounge
- Gas Fired Central Heating
- Council Tax Band A





Communal Entrance

Doorbell for entry.

Kitchen/Lounge

5.05 (into bay) x 3.78 (16'6" (into bay) x 12'4")

Double glazed bay window to front, radiator, tv point, telephone point, modern fitted kitchen with range of wall and base units, cupboard housing combi boiler, integrated washing machine, integrated electric oven and gas hob with cooker hood over, breakfast bar, integrated fridge/freezer, floral coving, ceiling rose and radiator.

Bedroom

3.93 (into bay) x 3.89 (12'10" (into bay) x 12'9")

Double glazed bay window to side, ceiling rose, coving and radiator.

Bathroom

Panel enclosed bath with electric shower over, extractor fan, towel radiator, dual button WC, heated and light up mirror, single pedestal wash hand basin, and part tiled walls.

West Facing Private Rear Garden

Accessed from the side of the property with two storage sheds, laid to patio and lawn, wall and fence enclosed.

Tenure

Leasehold - Share of Freehold with 121 years remaining on the lease.
Service charge - As & when



Floor Plan Christchurch Road

Floor Plan
Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 32.6 sq. metres (351.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co