



1



1



1



C





Key Features

- Ground floor retirement apartment
- One spacious double bedroom
- Built-in wardrobes
- Lounge/dining room
- Fitted kitchen with wall and base units
- Hallway with large storage cupboard
- Residents' lounge and communal laundry room
- Town centre location, yards from the beach
- No ongoing chain
- Council Tax Band B | EPC Rating C

We are delighted to offer this one double bedroom ground floor retirement apartment, ideally situated in the heart of Worthing town centre, just yards from the beach and within easy reach of local shops, parks, bus routes and the mainline railway station. Offered for sale with no ongoing chain, the development benefits from excellent communal facilities including a residents' lounge, laundry room, lift and stairs serving all floors.

Accessed via a communal entrance hall, the apartment has its own private front door leading into a welcoming hallway with a large storage cupboard. The spacious double bedroom features built-in wardrobes, while the bright lounge/dining room provides ample space for relaxing and entertaining and flows through to the fitted kitchen, which is equipped with a range of wall and base units. This well-positioned retirement home offers comfortable, low-maintenance living in a highly convenient central location.

Tenure

Leasehold - 88 years remaining.

Ground Rent: £220 per annum

Service Charge: £2,942 per annum.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Western Place

Floor Plan

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 57.1 sq. metres (614.6 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			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) 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