



## Shirley Drive, Worthing



Offers In Excess Of  
£290,000  
Leasehold

- First Floor Flat
- Private Entrance
- Long Lease
- EPC Rating - C (71)
- Three Bedrooms
- Private Rear Garden
- Popular Offington Location

Robert Luff and Co are delighted to offer to the market this first floor flat situated in the heart of Offington, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, three bedrooms and family bathroom. Other benefits include private entrance and private garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



charge £75 per month. Ground rent £70 per six months.  
Council Tax Band - B

## Accommodation

### Entrance Hall

Private entrance. Stairs to first floor. Radiator. Firing cupboard. Combi boiler located in the loft space.

### Lounge 14'11" x 10'5" (into bay) (4.56 x 3.18 (into bay))

Double-glazed window to front. Radiator. TV point. Telephone point. Gas fireplace.

### Kitchen

A range of matching wall and base units. Worktop incorporating one and half bowl sink unit with mixer tap and drainer. Integrated electric oven. Integrated four ring hob. Cooker hood. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled splashbacks. Double-glazed window to rear and side.

### Bedroom One 12'5" x 10'5" (3.81 x 3.19)

Double-glazed window to rear. Radiator.

### Bedroom Two 12'6" x 9'1" (3.82 x 2.79)

Double-glazed window to front. Radiator. Built in storage cupboard.

### Bedroom Three 9'4" x 6'2" (2.87 x 1.89)

Double-glazed window to front. Radiator.

### Bathroom

Panel enclosed bath with shower over. Pedestal wash hand basin. Low level dual flush WC. Towel rail. Double-glazed frosted window to rear. Part tiled walls.

### Outside

#### Private Rear Garden

Fence enclose rear garden. Patio area. Laid to lawn. Storage shed.

### Tenure

Leasehold. 111 years remaining on the lease. Service



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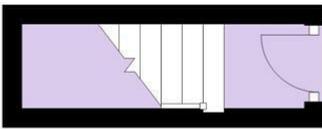
**Floor Plan**

Approx. 69.8 sq. metres (751.6 sq. feet)



**Floor Plan**

Approx. 2.6 sq. metres (27.9 sq. feet)



Total area: approx. 72.4 sq. metres (779.5 sq. feet)

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>		71	77
		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.