



Guide Price
£300,000
Leasehold

Wordsworth Road, Worthing

- Purpose Built Second Floor Flat
- Two Double Bedroom
- Dual Aspect Lounge/Dining Room
- Balcony with Roof Top Views
- Fitted Modern Kitchen and Bathroom
- EPC Rating - D (58)
- Leasehold
- Council Tax Band - B
- Stairs and Lift to all Floors

Robert Luff and Co are delighted to offer to the market this beautifully presented and fully refurbished purpose built second floor apartment, situated in the heart of Worthing, close to Town centre shops, restaurants, parks, the beach, bus routes and mainline station. Accommodation offers entrance hall with plenty of storage, double-aspect lounge/dining room, opening to a balcony, refitted kitchen, two double bedrooms and beautifully refitted family bathroom. Other benefits include a long lease, communal gardens and residents off road parking.

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Accommodation

Communal Entrance Hall

Communal front door. Stairs and lift leading to second floor. Front door with spy hole leading to:

Entrance

Built in double cupboard housing electric meters with hanging space and shelves. Opening through to

Entrance Hall

Oak effect floor. Electric radiator. Built in airing cupboard housing water tank with space for tumble dryer.

Lounge/Dining Room 17'5 x 12'8 (5.31m x 3.86m)

Double-glazed window to front and side aspects enjoying lovely open roof top views across the town. Electric radiator. TV point. Feature suspended ceiling with LED mood lights. Spotlights. Door leading to balcony.

Balcony

South facing balcony. Space for table and chairs, enjoying open views over the gardens.

Refitted Kitchen 9'2 x 9 (2.79m x 2.74m)

A range of matching high gloss wall and base units. Roll worktop incorporating a stainless steel sink with mixer tap and drainer. Built in oven. Four ring hob with stainless steel splashbacks. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Spotlights. Double-glazed window with rear aspect.

Bedroom One 13'4 x 12'4 (4.06m x 3.76m)

Double-glazed windows to rear and side aspect enjoying lovely open views. Electric radiator. TV point. Space for wardrobes and chest of drawers. Door opening to the balcony.

Bedroom Two 12'4 x 11'10 (3.76m x 3.61m)

Double-glazed window to side aspect. Electric radiator. TV point. Space for furniture. Built in double wardrobe with hanging space and shelves.

Refitted Bathroom

P shaped panel enclosed bath with chrome mixer tap, electric shower and glass screen. Wash hand basin set into vanity unit with matching chrome mixer taps. Low level flush WC. Heated chrome towel rail. Extractor fan. Part tiles walls.

Frosted double-glazed window to rear aspect.

Outside

Communal Gardens

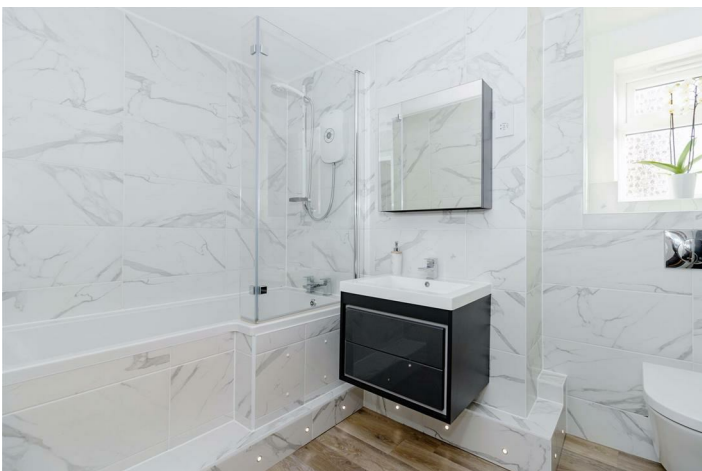
Well kept gardens are mainly laid to lawn with attractive flower and shrub borders.

Residents Off Road Parking

Unallocated off road parking.

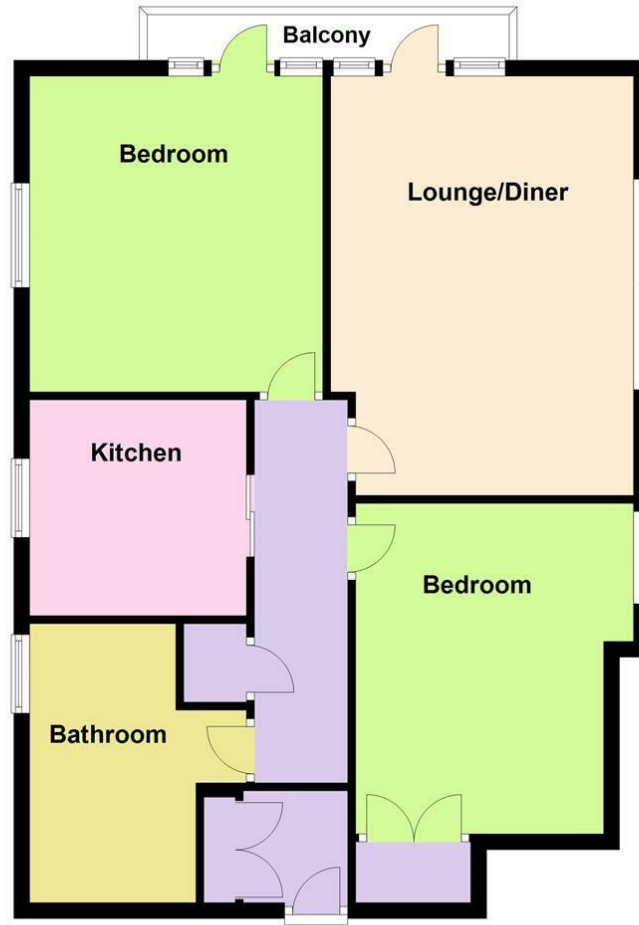
Tenure

Leasehold - Remainder of a 999 year lease. Maintenance £1950 per annum. Ground rent £14 per annum.



Floor Plan

Approx. 77.5 sq. metres (834.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	71
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			
(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.