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## Description

We are delighted to offer to the market this beautifully presented two bedroom first floor flat, situated in the heart of the Poets district of Worthing, close to local shopping facilities, easy access to the beach, parks, schools, restaurants, bus routes and mainline station.

Accommodation offers entrance hall, open plan lounge/kitchen, two bedrooms and bathroom. Other benefits include an allocated parking space, gas fired central heating and a recently refitted kitchen.



## Key Features

- First Floor Flat
- Communal Gardens
- Resident Parking Space
- Leasehold
- Gas Fired Central Heating
- Long Lease
- Two Bedrooms
- Refitted Kitchen
- Easy Access to the Beach
- Council Tax Band B



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**Communal Entrance**

Part glazed communal front door and stairs leading to:

**First Floor**

Front door to:

**Entrance Hall**

Storage shelf and stripwood door to:

**Open Plan Lounge/Kitchen**

**5.31 (into bay) x 4.26 (17'5" (into bay) x 13'11")**

**Lounge Area**

Sash cord bay window and further sash cord window with southerly aspect, radiator, decorative coving, picture rail and attractive wood panelling with shelf.

**Kitchen Area**

Sage green shaker style kitchen, Zenith worktops, stainless steel sink with mixer tap, Zanussi electric oven, Zanussi four ring induction hob, integrated AEG microwave, cupboard enclosed Worcester boiler, integrated fridge/freezer, tiled splashbacks, wood effect flooring, space and plumbing for washing machine, and radiator.

**Bedroom One**

**3.92 x 3.22 (12'10" x 10'6")**

Stripped wood door from hallway, sash cord bay window with westerly aspect, attractive wood panel wall with shelving and radiator.

**Bedroom Two**

**3.22 x 2.08 (10'6" x 6'9")**

Sash window to front, storage shelves, decorative coving, picture rail and sash window providing a view and limited access to the balcony ((please note, this is not a door or designated entry point to the balcony).

**Bathroom**

Panel enclosed bath with mixer tap, over bath Triton shower with rainfall head and separate attachment, low flush WC, basin with period style mixer tap, set in a vanity unit with storage under, heated towel rail, downlighters, frosted window and tiled splashbacks.

**Outside**

Attractive communal gardens, parking area with allocated parking space.

**Tenure**

Leasehold. 168 years remaining on the lease. Maintenance £1,500 every 6 months.



