



Tarring Road, Worthing



Offers In Excess Of
£190,000
Leasehold - Share of

- Ground Floor Garden Flat • Double Bedroom
- Spacious Modern Kitchen
- Bay-Fronted Living Room
- Long Lease
- Council Tax Band - A
- Private Rear Garden
- EPC Rating - D

We are delighted to offer to the market this double bedroom ground floor garden flat situated in the heart of Worthing, close to town centre shops, restaurants, parks, schools, bus routes, and the mainline station. The accommodation offers a bay-fronted living room, a double bedroom, a spacious kitchen, and a family bathroom. Other benefits include a private low-maintenance rear garden, being fully refurbished, and having a long lease.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Living Room 14'2" x 10'2" (4.32m x 3.10m)

Double glazed bay window. Radiator. Fireplace with hearth and surround. Picture rail. Original coving and ceiling. TV point.

Kitchen 15'7" x 8'2" (4.77m x 2.51m)

Spotlights. Under stairs storage. Radiator. Dual aspect double glazed window with made to measure blinds. Double glazed door to rear garden. Wall, base and draw units. Electric oven and four ring hob with overhead extractor fan. Integrated fridge/freezer and washing machine/dryer. One and a half bowl basin. Splashback. Boiler cupboard.

Bedroom 11'2" x 10'6" (3.42m x 3.22m)

Double glazed window with made to measure blinds. Picture rail. Wall mounted thermostat. Radiator.

Bathroom 8'6" x 6'0" (2.60m x 1.84m)

Integrated WC and storage unit. Wash hand basin and pedestal. Frosted double glazed windows with made to measure blinds. Tiled walls. Bath with wall mounted Mira shower and shower screen. Wall mounted heated towel rail. Spotlights.

Rear Garden

Pebbled. Hard standing. Side access.

Tenure

Share Of Freehold

960 years remaining on lease.



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


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Floor Plan
Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 42.4 sq. metres (456.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.