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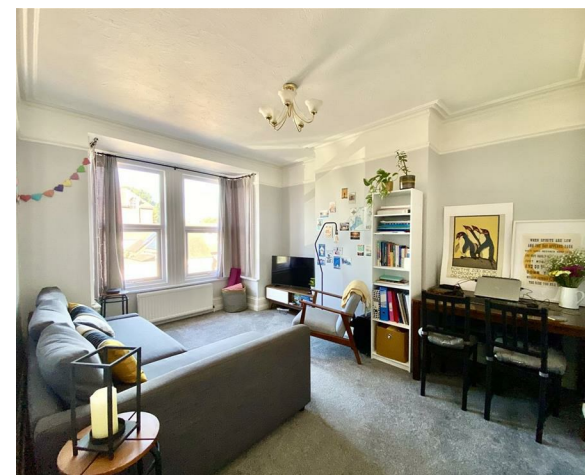
Description

Robert Luff & Co are delighted to offer to market this well presented one double bedroom first floor flat ideally situated close to Worthing Town Centre with shops, restaurants, bus routes and mainline station nearby. Accommodation offers entrance hall, living room, kitchen and double bedroom. Other benefits include gas fired central heating.

VIEWINGS TUESDAY 14TH OF OCTOBER 17:00 - 18:00

Key Features

- First Floor Flat
- Separate Kitchen
- Yards from Town Centre & Worthing Seafront
- Gas Fired Central Heating
- Available October 2025
- Living Room
- Double Bedroom
- Restaurants, Bus Routes & Mainline Station Nearby
- EPC D
- VIEWINGS TUESDAY 14TH OF OCTOBER 17:00 - 18:00



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

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Communal Entrance

Stain glass door to front, stairs leading up to first floor.

Entrance Hall

Split level, storage cupboard.

Living Room

Double glazed bay window to front, picture rail, coving, power points, tv point, radiator.

Kitchen

3.02 x 1.60 (9'11" x 5'3")

Matching range of wall and base units, work top with integrated sink and drainer, electric hob and oven below, space and plumbing for washing machine, worchester boiler, door to front leading to decorative balcony.

Bathroom

White bathroom suite with panel enclosed bath with mixer taps and shower attachment over, pedestal wash hand basin with mixer taps, button flush w/c, radiator, double glazed window.

Bedroom

3.07 x 3.53 (10'1" x 11'7")

Double glazed window, built in cupboard providing hanging space and storage, power points, radiator.

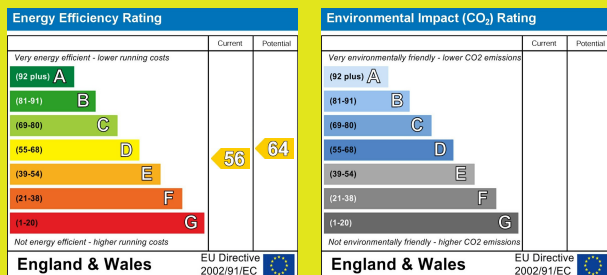
Tenure

New lease upon completion which will be 105 years.
Maintenance - £130 per month

approx.
Ground Rent - £175 per annum doubling every 20 years.



Floor Plan Salisbury Road



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.

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