Robert Luff & Co

College Gardens, Worthing

Leasehold - Asking Price £175,000



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TBC



We are pleased to offer this well-proportioned first-floor flat, situated in a highly sought-after residential area of West Worthing. The property benefits from its own private entrance, a west-facing balcony, an exceptionally long lease and the added advantage of being offered for sale chain free.

Key Features

- Well-proportioned first-floor flat
- Highly sought-after West Worthing residential location
- Own private entrance with stairs to the first floor
- Generously sized west-facing lounge/dining room
- Private west-facing balcony accessed from the lounge
- Separate, spacious kitchen
- Large double bedroom
- Garage within a nearby compound
- Long lease and chain free
- Council Tax Band B | EPC Rating TBC

Situated in a sought-after residential area of West Worthing, this appealing flat is ideally placed for a range of local amenities and convenient transport links.

The accommodation is accessed via its own private entrance, with stairs rising to the first floor. Once inside, the layout provides a spacious lounge/dining room, which enjoys a westerly aspect and opens directly onto a private balcony, creating an excellent space to relax and enjoy the afternoon and evening sunshine.

The separate kitchen is well proportioned, whilst the generous double bedroom and bathroom complete the internal accommodation.

The property also benefits from an exceptionally long lease with 939 years remaining.

Tenure
Leasehold with 939 years remaining.
Maintenance Charge: £250 per annum.
Ground Rent: £12.60 per annum.
Service Charge: £1,250 per annum.











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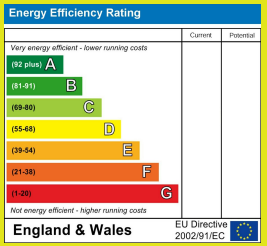
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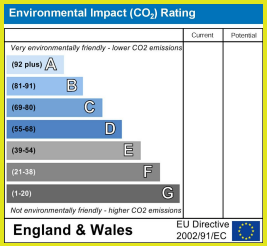
Floor Plan College Gardens



Total area: approx. 63.6 sq. metres (685.0 sq. feet)







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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