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Description

Robert Luff & Co are delighted to offer to market this top floor flat ideally situated in this popular Tarring location close to local shops, schools, parks, bus routes and the train station.

Accommodation offers entrance hall, lounge/dining room, two good sized bedrooms, modern kitchen and contemporary bathroom. Other benefits include double glazing, a garage in compound and well maintained communal gardens.

Key Features

- Top Floor Flat
- Popular Tarring Location
- Garage In Compound
- EPC Rating - TBC
- Two Good Sized Bedrooms
- Lounge/Dining Room
- Communal Gardens
- Council Tax Band - B



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Communal Entrance

Communal hallway and stairs to first floor.

Hallway

A spacious hallway with telephone entry system, laid wood effect flooring, wall mounted electric consumer unit, airing cupboard housing a copper cylinder immersion and shelving, and doors to lounge.

Lounge

3.78 x 5.45 (12'4" x 17'10")

Electric heater, coving, feature full height double glazed window with southerly rooftop views, and TV point.

Kitchen

3.75 x 2.80 (12'3" x 9'2")

Range of white fronted base and wall units, roll top working surfaces incorporating a one and a half bowl sink with mixer tap, fitted electric oven with four ring electric hobs, extractor fan, under counter space for fridge and freezer, space and plumbing for washing machine, wood effect laid floor, tiled splashbacks, and south facing double glazed window.

Bedroom One

3.78 x 3.89 (12'4" x 12'9")

Electric heater, double glazed window to rear with views over the lake and distant downland views.

Bedroom Two

2.74 x 2.20 (8'11" x 7'2")

Double glazed window with views of the lake and distant downlands views, coving.

Bathroom

Refitted contemporary style bathroom, p-shaped bath, waterfall mixer tap, fitted rainfall head shower with glass screen, pedestal basin sink with mixer tap, low flush WC, high glass tiled walls, tiled floor, and frosted double glazed window.

Outside

Garage in compound with up and over door.

Tenure

Leasehold with 164 years remaining.
Maintenance Charge: £136 per month.
Service Charge: £0



Floor Plan Greystone Avenue



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.

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