



Western Place, Worthing



Asking Price
£165,000
Leasehold

- Refurbished Ground Floor • En-Suite Shower Room Flat
- New 125 Year Lease
- Open Plan Modern Kitchen / Living Area
- Double Bedroom
- EPC Rating - D (66)

Robert Luff & Co are delighted to offer to market this beautifully presented fully refurbished ground floor flat ideally situated in this Worthing town centre location just off of the seafront and close to local shops, restaurants, parks, bus routes and the mainline station. Accommodation offers entrance hall, open plan modern kitchen / living space, double bedroom and en-suite shower room.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Communal Hall

Communal front door into communal hallway. Entry phone

Lounge/Kitchenette 18'8" x 12'1" (5.7 x 3.7)

Lounge Area

Triple sash window. Original feature fire place. Cornice. Radiator. Electric meter

Kitchen Area

Range of modern grey base and wall units. Integrated electric oven with extractor fan above. Sink with mixer tap and drawers and storage. Further sink area with single drainer. Modern Part tiled walls. Wall mounted boiler. Space and plumbing for washing machine. Space for Fridge/freezer.

Separate WC

Low level flush WC. Wash hand basin with storage under.

Bedroom One 10'5" x 8'8" (3.2 x 2.65)

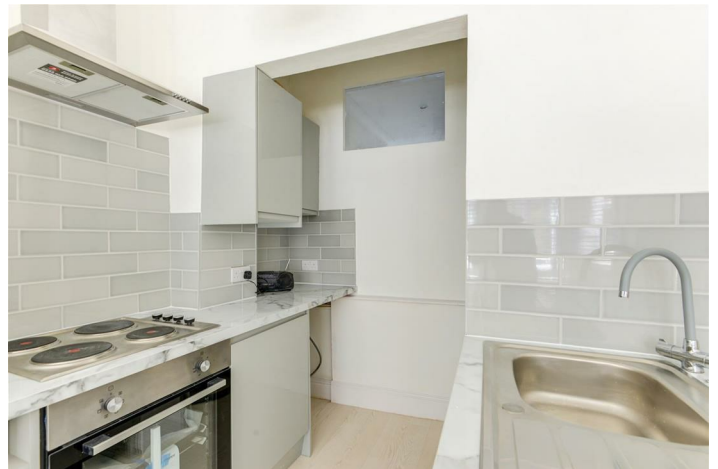
Radiator. Spotlights.

Shower room

Fully tiled. Skylight. Low level flush WC. Shower area.

Tenure

The property is leasehold with a new 125 year lease. Maintenance is approximately £1000 per annum.

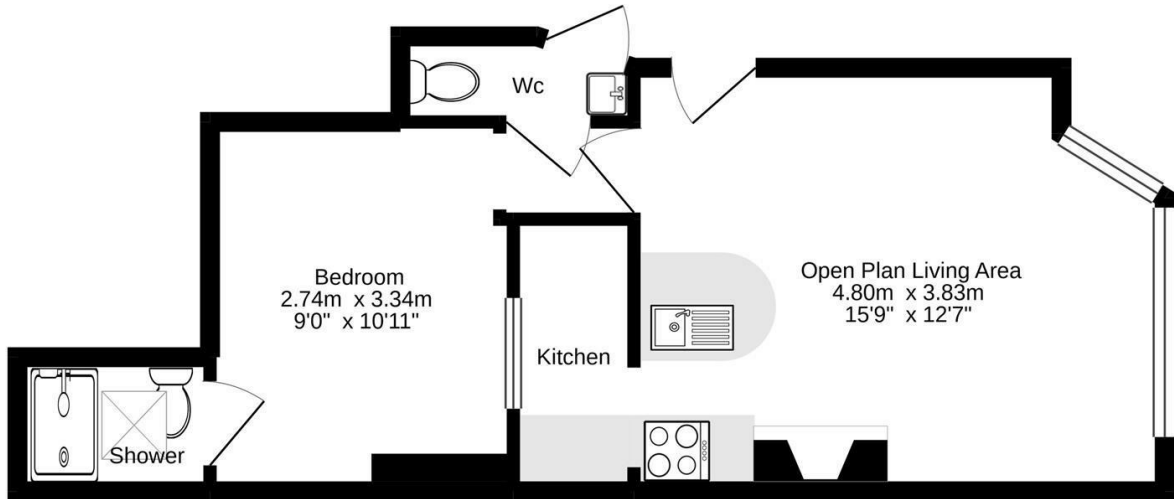


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Ground Floor
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 33.0 sq.m. (356 sq.ft.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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