



Orme Road, Worthing



Offers Over
£200,000
Leasehold

- Spacious First Floor Flat
- Double Bedroom
- Modern Kitchen
- Lounge/Diner
- Allocated Parking Space
- Council Tax Band - A
- CHAIN FREE
- EPC Rating - B

We are delighted to offer to the market this beautifully presented, purpose-built first-floor flat, ideally situated in this popular central Worthing location just minutes from the mainline train station and close to local shops, restaurants, parks, schools, and bus routes. Accommodation comprises an entrance hallway, a modern and spacious open-plan lounge/diner/kitchen, a double bedroom, and a family bathroom. Other benefits include an allocated parking space, ample storage, a reasonable service charge and having NO CHAIN.

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Accommodation

Entrance

Communal entrance hall. Stairs to first floor. Door to:-

Entrance Hall

Storage cupboard. Radiator. Storage cupboard housing gas boiler. Security entryphone.

Bathroom

White suite comprising; Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Partially tiled walls. Tiled floor. Frosted double glazed window.

Bedroom 16'4 x 9'11 (4.98m x 3.02m)

Fitted wardrobe with hanging and shelving. Radiator. Two double glazed windows.

Open-Plan Lounge/Diner/Kitchen 28'0 x 11'5 (8.53m x 3.48m)

Lounge/Diner Area

Two radiators. Television point. Two double glazed windows with southerly aspect.

Kitchen Area

Range of matching wall and base units. Stainless steel sink unit inset into work surfaces with mixer tap and drainer. Four ring gas hob inset with oven under and extractor over. Integrated fridge freezer. Integrated washing machine. Space for further appliance. Double glazed window with southerly aspect.

Outside

Allocated parking Space - Number 23

Tenure

Leasehold with approximately 108 years remaining on the lease.

Annual Maintenance Charge -£1,480

Annual Ground Rent - £100



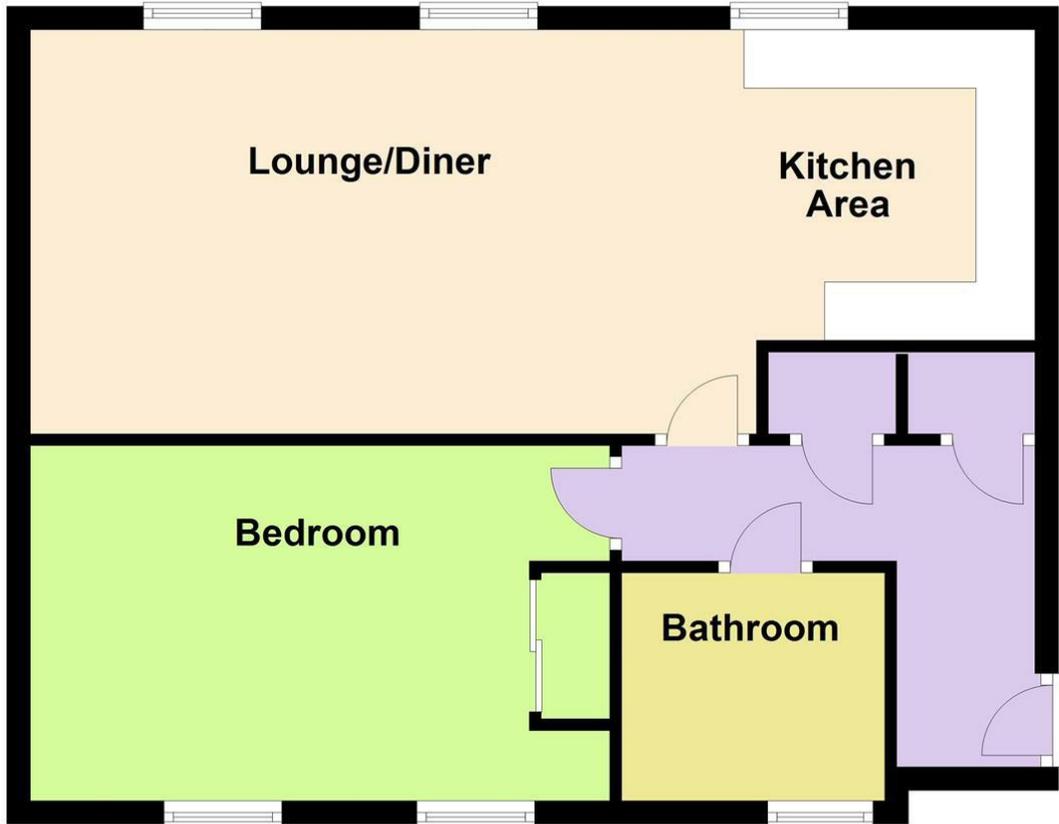
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Floor Plan

Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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		81	81
	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.