



2



1



1



TBC



Description

We are delighted to offer to the market an exceptional opportunity to acquire a beautifully refurbished first-floor apartment with two double bedrooms, ideally positioned within the highly sought-after Loxley Gardens development on Bulkington Avenue, Worthing.

Perfectly located within easy reach of Worthing town centre, the mainline railway station, and the popular Broadwater area with its array of shops, cafés and restaurants, this superb home is also well placed for excellent local schooling, including Worthing High School and Thomas A Becket.

Key Features

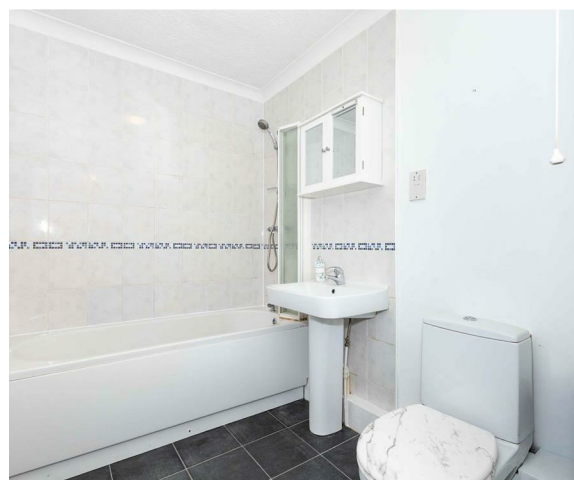
- Beautifully refurbished first floor two bedroom apartment
- Situated in the popular Loxley Gardens development, Bulkington Avenue
- Bright front-to-back lounge/dining room with excellent natural light
- Modern refitted kitchen finished to a high standard
- Two generous double bedrooms, principal with built-in wardrobes
- Stylish contemporary bathroom
- Allocated parking space
- Long lease of approx. 150 years
- Vacant possession – ideal for first-time buyers, downsizers or investors
- EPC Rating TBC | Council Tax Band B



robertluff.co.uk

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

Robert
Luff & Co



Accommodation

This beautifully refurbished first-floor apartment offers a bright and spacious interior, perfectly designed for modern living. It comprises two generous double bedrooms, with the principal bedroom featuring built-in wardrobes, a stunning front-to-back lounge/dining room flooded with natural light and ideal for relaxing or entertaining, a re-fitted modern kitchen, and a contemporary bathroom. Finished to a high standard throughout, the apartment provides a true turn-key home within a well-maintained development.

Additional Benefits

Additional benefits include a long lease of approximately 150 years, an allocated parking space, and vacant possession, making the property ready for immediate occupation. Ideally situated close to Worthing town centre, the mainline railway station, and the vibrant Broadwater area, the apartment is also within easy reach of excellent local schools including Worthing High School and Thomas A Becket. It presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a stylish and convenient home.

Service Charge: £1950 per annum.



robertluff.co.uk

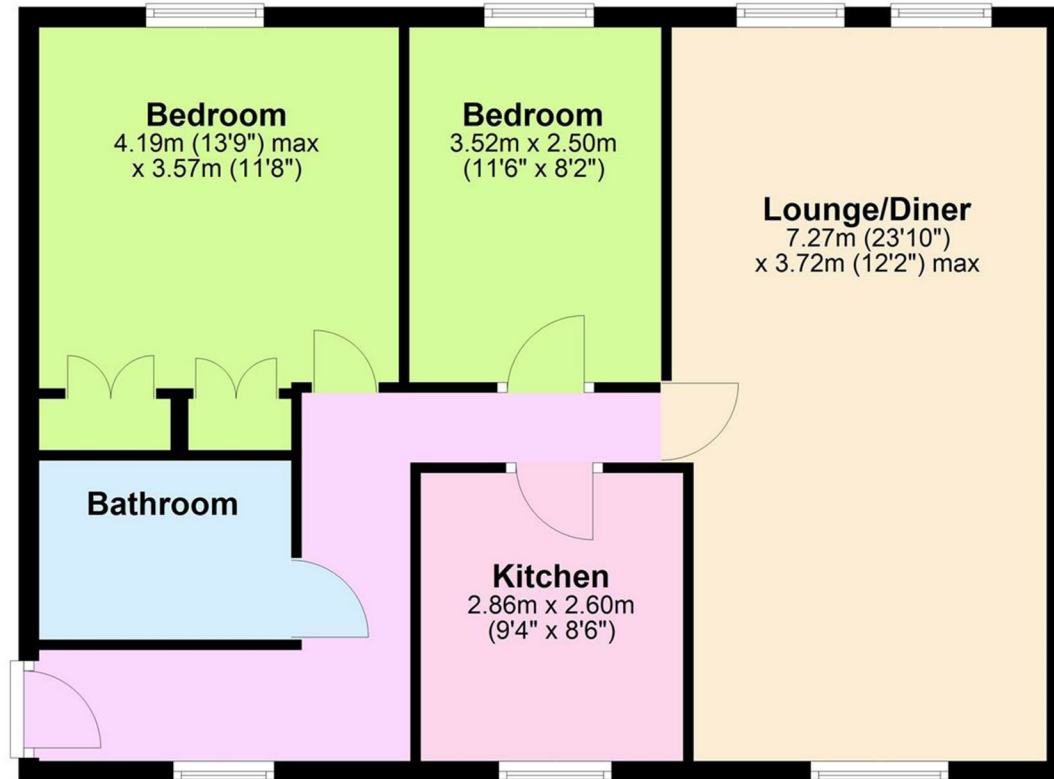
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Bulkington Avenue

Floor Plan

Approx. 72.6 sq. metres (781.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 sq. feet)



| 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 | | | (82 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (29-34) E | | |
| (21-38) F | | | (21-28) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | 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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co