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Description

Robert Luff & Co are delighted to offer to the market this extremely well presented two bedroom Ground floor flat situated a short 5 minute walk from Worthing town centre where you can enjoy all that this vibrant seaside town has to offer, from shops and trendy cafes to delicious restaurants and not forgetting the seaside and also Worthing Hospital. Benefits of this property include Two well sized bedroom and an open plan kitchen/ dining area making this space perfect for entertaining and a West facing outdoor terrace space also being sold chain free! This property is Leasehold so please contact the office for further information. Don't miss out and call us today to arrange a viewing.

Key Features

- Two Bedroom Ground Floor Flat
- Electric Heating
- Chain Free
- EPC Rating - E
- Well Presented Throughout
- West Facing Outside Space
- Leasehold
- Council Tax Band - C



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Luff & Co



Communal Entrance Hall

Entrance Hall

Front door, spacious hall with space for coats, wall mounted electric heater, Video entry phone, down lighters, utility cupboard wall mounted water heater, plumbing and space for washing machine, electric consumer unit, laid wood effect flooring leading to

Kitchen/Living Space

6.82 x 4.05.07 (22'4" x 13'3".22'11")

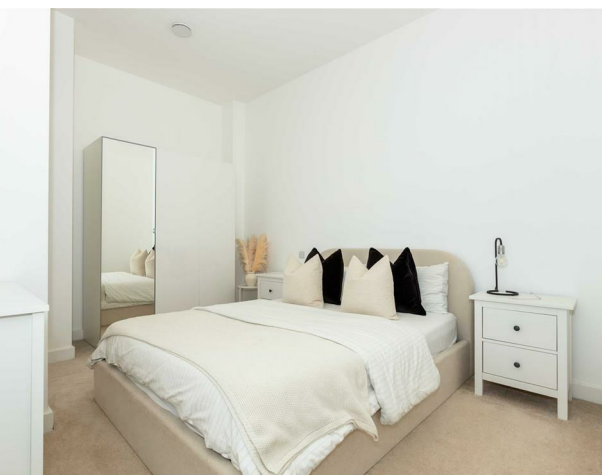
L shaped kitchen with a range of white front wall and base units, stone carrera marble effect worktop, fitted Bosch electric oven with four ring Bosch hob with extractor hood over, sink with mixer tap, integrated Lamorne dish washer, fridge freezer, metro brick style tiled splashback, down lighters, laid wood effect flooring, spacious lounge dining area, sliding double glazed doors to west facing enclosed terrace area.

Bathroom

Panel enclosed bath with fitted over bath shower with rain fall head and mixer tap, tiled walls, shaver point, laid wood effect flooring, down lighters electric heated towel rail

Tenure

Lease Term - 121 Years Remaining
Service Charge - £900 Every 6 months
Ground Rent - £175 Per Annum



Bedroom One

4.06 x 3.08 (13'3" x 10'1")

Electric Wall mounted heater, full height double glazed window with southernly aspect.

Bedroom Two

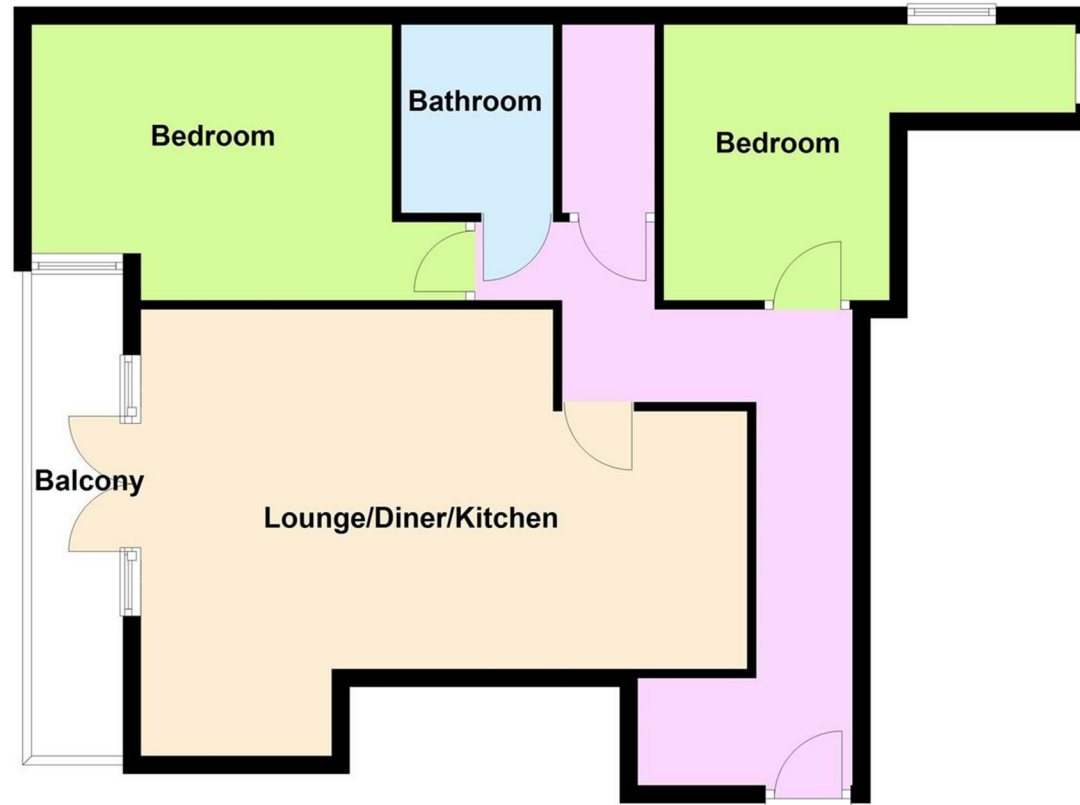
4.7 x 2.9 (15'5" x 9'6")

L shape room with obscured double glazed window, wall mounted electric heater

Floor Plan Lennox Road

Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.2 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			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(15-28) 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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