



2



1



2



B





## Description

We are delighted to offer to the market this beautifully presented two bedroom top floor apartment, ideally located close to a superstore complex, local schools, bus routes, scenic walks on the Downs, and easy access to the A27 and A24 nearby.

The accommodation comprises an open plan kitchen/dining space leading through into living area which opens to a south facing balcony, two double bedrooms with the master featuring an en suite shower room, and a further family bathroom. Additional benefits include an allocated parking space, separate utility area, triple glazing, and the remainder of the NHBC new home guarantee.

## Key Features

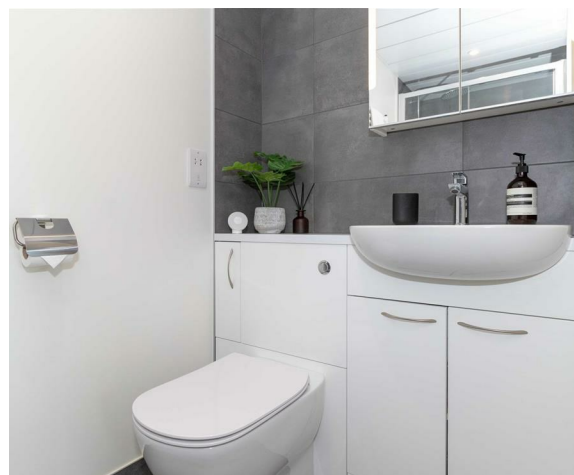
- Beautifully Presented Top Floor Apartment
- Master with En Suite
- Integrated Appliances
- Triple Glazing
- Remainder of NHBC Guarantee
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Utility Area
- Allocated Parking Space
- Council Tax Band B



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Front door with spyhole leading into entrance.

#### **Open Plan**

#### **Kitchen/Dining/Living Space 8.02 x 3.27 (26'3" x 10'8")**

Kitchen Area with a one and a half bowl stainless steel sink unit inset to roll top work surfaces with designer chrome mixer tap and drainer, matching range of matt wall and base units with built-in oven, four ring hob and stainless steel extractor, integrated fridge/freezer, integrated dishwasher, extended breakfast bar, central island with space for stools, part tiled walls, skimmed ceiling with spotlights, built in cupboard with shelving and storage space, and opening through into:

Living Area with two radiators, space for sofa, automated electric blinds, TV point, telephone point, full length triple glazed windows and door opening onto:

#### **South Facing Balcony**

With ample space for table and chairs enjoying a nice open roof top view.

#### **Inner Hallway**

With hanging space and shelving, storage shelves, built in cupboard with space and plumbing for washing machine and shelving above.

#### **Bedroom One**

#### **4.90 x 3.08 (16'0" x 10'1")**

Triple glazed full length window to front aspect with automated electric blinds, again enjoying a lovely open view, limed oak effect flooring, TV point, space for wardrobes, skimmed ceiling, and door leading to:

#### **En Suite Shower Room**

Tiled floor, walk-in glass shower enclosure with floating head and chrome central mixer tap, wash hand basin with matching designer chrome mixer tap inset to a vanity unit with low level flush WC, wall mounted mirrored vanity unit above, shaver point, part tiled walls, heated towel rail, panelled ceiling with spotlights and extractor fan.

#### **Bedroom Two**

#### **4.14 x 2.77 (13'6" x 9'1")**

Full length triple glazed window to front with automated electric blinds, again with open rooftop views, limed oak flooring throughout, space for wardrobes, and skimmed ceiling with extraction.

#### **Family Bathroom**

Panelled enclosed bath with mains chrome shower, mixer taps and glass screen, wash hand basin with matching chrome mixer tap inset to vanity unit below with low level flush WC, wall mounted mirrored vanity unit above, shaver point, part tiled walls, heated towel rail and panelled ceiling with extraction.

#### **Parking**

With allocated parking space - no.37.

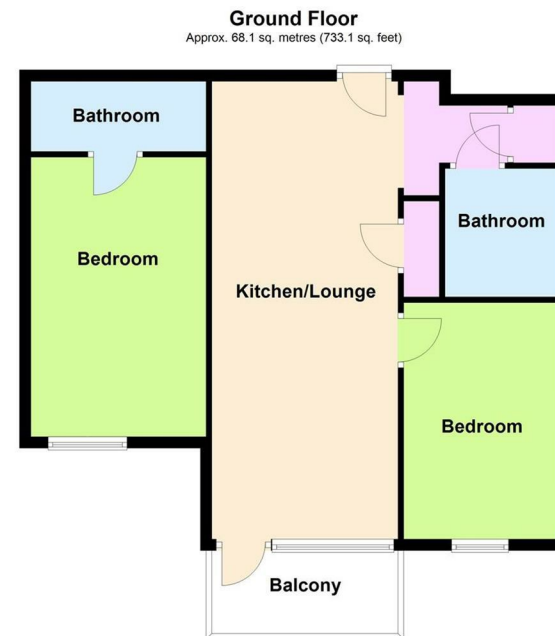
#### **Tenure**

Leasehold  
Remainder of 999 year lease.  
Ground Rent: £0  
Service Charge: £1,500 Per Annum





## Floor Plan Ladybower Road



Total area: approx. 68.1 sq. metres (733.1 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		84	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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