



Offers In Excess Of
£130,000
Leasehold

Mill Road, Worthing

- First Floor Retirement Flat
- Double Bedroom
- Favoured Heene District
- Close to the Seafront
- Lounge / Dining Room
- EPC Rating - C
- Resident's Parking
- Communal Gardens
- Communal Facilities

Robert Luff & Co are delighted to offer to market this first floor retirement flat ideally situated in the sought after Heene district close to town centre shops, the seafront, local parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, spacious lounge / dining room, kitchen, double bedroom and bathroom. Other benefits include non allocated residents parking, well maintained communal gardens and communal facilities including laundry room and guest suite.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance Hall

With stairs and lift to first floor.

Front door into:

Hallway

Coving, emergency pull cord, electric heater, cupboard housing electric trip switches, large airing cupboard with water tank.

Lounge 20'0" x 10'5" (6.12 x 3.18)

Double glazed bay window with Westerly aspect, coving, TV point, electric heater, emergency pull cord, telephone point, marble effect fire surround and hearth, double doors to kitchen.

Kitchen 7'8" x 8'5" (2.35 x 2.58)

A range of wall and base units, stainless steel sink unit inset to work surfaces, electric Hotpoint hob, Electrolux oven, extractor fan, double glazed window, space for fridge freezer, tiled splash back, coving.

Bedroom 13'6" x 9'6" (4.14 x 2.90)

Electric heater, TV point, double glazed window with Westerly aspect, coving, mirror fronted wardrobe with hanging space.

Bathroom

Side access bath with lift, mixer tap, over-bath shower with glass screen, low level flush W.C, wash hand basin set into vanity unit, tiled walls, coving.

Non Allocated Parking

Tenure

The property is leasehold.

Communal Gardens

Beautifully maintained communal gardens surrounding the development.

Communal Facilities

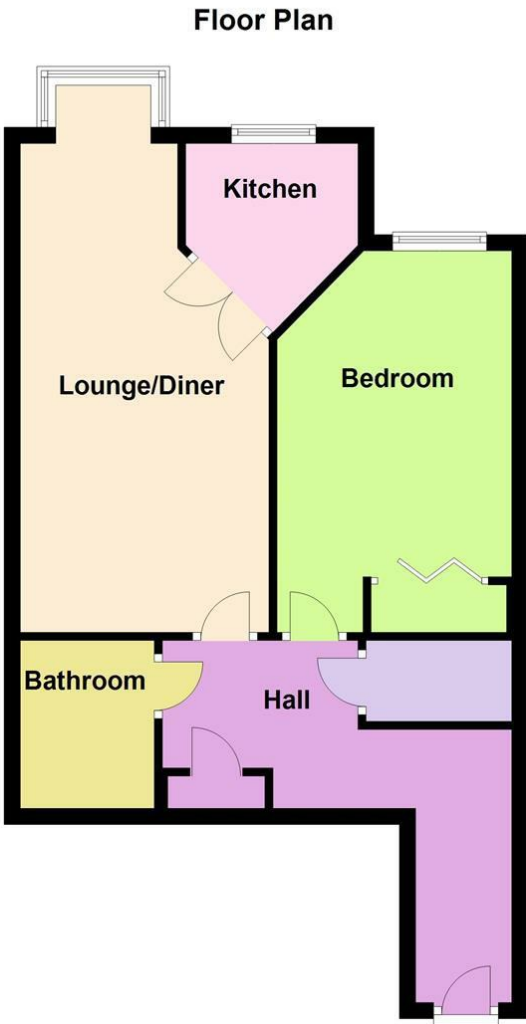
Including a residents lounge with kitchen, laundry room & guest suite.



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

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

www.robertluff.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	8184
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(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.