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Description

We are delighted to offer to the market this beautifully presented one bedroom ground floor apartment situated in the popular Heene district close to Worthing seafront. Accommodation offers an attractive dual aspect kitchen, spacious lounge/dining room, one double bedroom, a parking space and communal gardens.

Key Features

- Ground Floor Apartment
- Spacious Lounge/Dining Room
- Communal Gardens
- Council Tax Band A
- One Bedroom
- Off Road Parking
- EPC Rating D





Communal Entrance Hall

With front door to:

Hallway

With entry intercom, storage cupboard, leading into:

Spacious Lounge

**5.29 x 4.01 (max into recess)
(17'4" x 13'1" (max into recess))**

With high ceilings, decorative coving, bay sash windows to front, radiator, picture rail, decorative coving and TV point.

Kitchen

2.66 x 2.21 (8'8" x 7'3")

With dual aspect windows, a range of wood fronted wall and base units including drawers, roll top working surfaces incorporating a sink with mixer tap, metro brick tiling, electric oven and four ring hob, space for fridge, cupboard enclosed Worcester boiler, high ceilings, decorative coving, space and plumbing for washing machine and radiator.

Shower Room

With fitted shower and glass screen, rainfall head and separate attachment, basin with mixer taps set in vanity unit, contemporary vertically mounted radiator, low flush WC, sash cord frosted window with half shutter.

Double Bedroom

3.71 x 3.72 (12'2" x 12'2")
With sash cord windows to side, radiator, high ceilings and decorative coving.

Outside

Non allocated residents parking and front and rear communal gardens.

Tenure

Leasehold

Lease - 120 years.

Maintenance - approximately £2,000 per annum.

Ground Rent - £125 per annum (up to 24.12.53)

Floor Plan Downview Road

Floor Plan

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 41.3 sq. metres (444.7 sq. feet)

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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		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.

Robert
Luff & Co