



Offers In Excess Of
£260,000
Share of Freehold

Charlecote Road, Worthing

- First Floor Flat
- Two Bedrooms
- Spacious Lounge
- Town Centre Location
- EPC Rating - C (75)
- Share of Freehold
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this spacious fully refurbished first floor flat, situated in the heart of Worthing town centre, close to local shopping facilities, parks, the beach, schools, bus routes and mainline station. Accommodation offers entrance hall, south facing lounge, kitchen, two bedrooms and family bathroom. Other benefits include a long lease.

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

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



Accommodation

Communal Entrance Hall

Communal front door. Stairs leading to first floor. Front door leading to:

Entrance Hall

Radiator. Cupboard enclosed boiler. Further storage cupboard. Loft hatch. Electric consumer unit. Thermostat.

Lounge 15'6 x 14'13 max (4.72m x 4.27m max)

Double-glazed bay window to front. Further double-glazed window. Radiator. TV point.

Kitchen 6'10 x 6'0 (2.08m x 1.83m)

A range of matching white fronted wall and base units. Wood effect worktop incorporating a stainless steel sink unit with mixer taps and drainer. Space for electric cooker. Space for fridge/freezer. Space and plumbing for washing machine. Metro brick tiled splash backs. Tiled floor. Double-glazed window. Down lights.

Bedroom One 11'98 x 9'97 (3.35m x 2.74m)

Double-glazed window. Radiator.

Bedroom Two 10'57 x 8'7 (3.05m x 2.62m)

Double-glazed window to rear. Dimmer switch. Radiator.

Bathroom

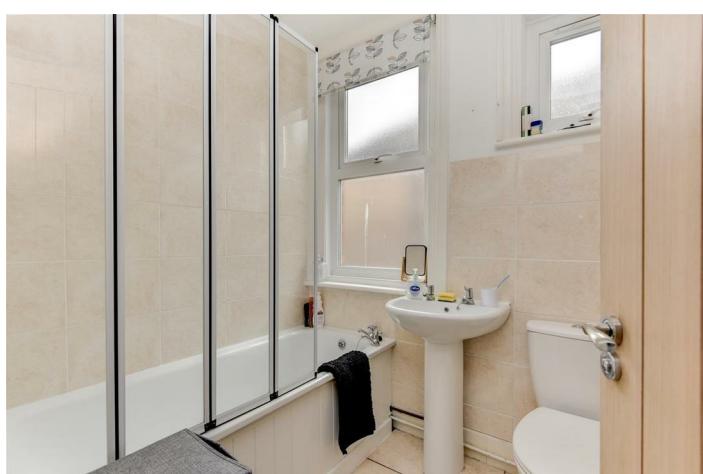
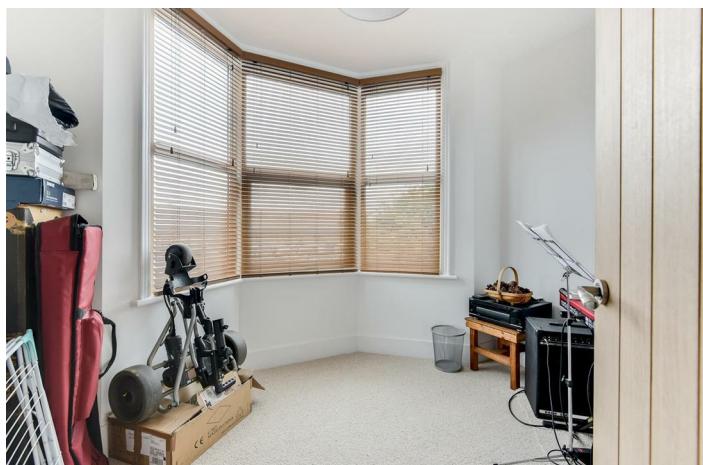
Wood panel enclosed bath with fitted over bath Mira shower and folding sliding screen. Pedestal wash hand basin. Low level flush WC. Tiled floor. Tiled splash backs. Frosted double-glazed window. Heated towel rail.

Tenure

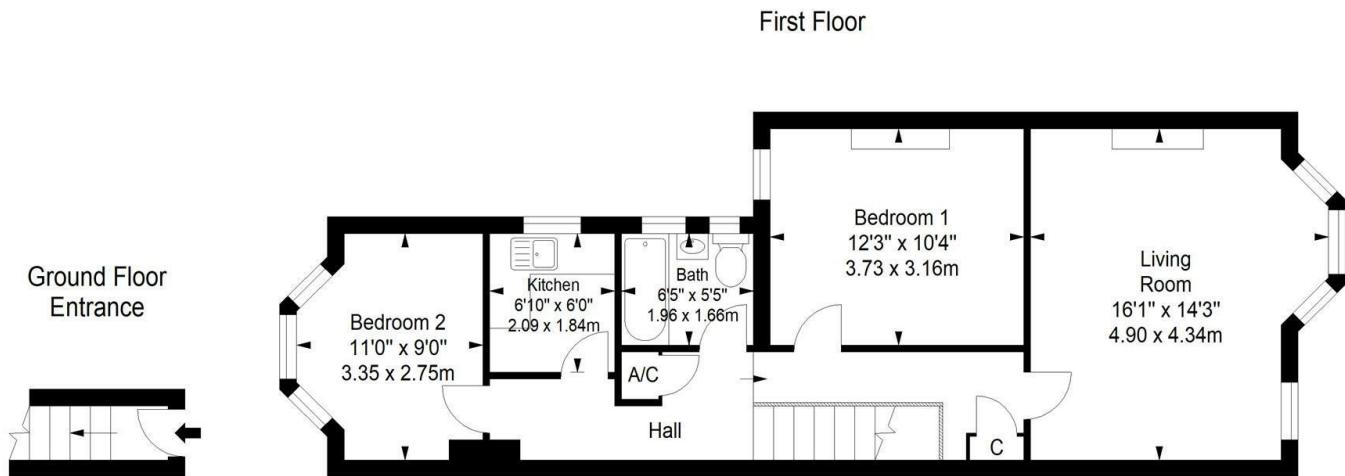
Share of Freehold. Remainder of a 999 year lease. Maintenance is as and when required.

Agent Note

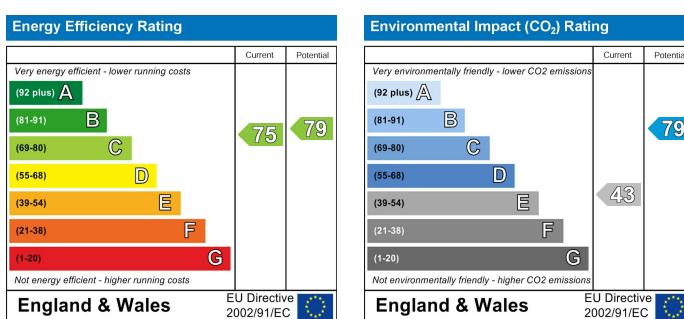
Some furniture within the flat may be negotiable.



Floorplan



Approximate gross internal floor area 62.3 sq m/ 670.6 sq ft



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.