



## Southey Road, Worthing

Price  
£250,000  
Leasehold

- Ground Floor Retirement Flat
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Residents Parking
- Communal Gardens
- Residents Lounge
- EPC Rating - C (78)
- Leasehold
- Council Tax Band - C
- Guest Bedroom and Warden Assisted

Robert Luff and Co are delighted to offer to the market this ground floor retirement flat situated in the heart of Worthing Town Centre, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, two bedrooms, bathroom and separate WC. Other benefits include residents parking, residents lounge, well being suite, laundry room, guest bedrooms and communal gardens

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Robert  
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## Accommodation

### Communal Entrance Hall

Via entry phone into the Welcome reception. Private front door leading to:

### Entrance Hall

Radiator. Built in storage coom housing cylinder and fuse box with space for shelving. Further built in cupboard with automatic light, hanging space and shelving. Thermostat.

### Separate WC

Low level flush WC. Pedestal wash hand basin with mixer taps. Extractor fan.

### Lounge/Dining Room 16'4" x 10'10" (5.0 x 3.32)

Double aspect double-glazed windows to front and side. Two radiators. TV point. Telephone point. Feature fireplace with stone effect surround and hearth with electric insert. Space for table and chairs.

### Kitchen 7'11" x 7'1" (2.42 x 2.17)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer taps and drainer. Built in eye level oven. Four ring hob with extractor fan over. Integrated fridge. Separate freezer. Part tiled walls. Wall mounted heater. Double-glazed window to side.

### Bedroom One 16'4" x 8'10" (5.0 x 2.70)

Double-glazed window to front. Radiator. TV point. Telephone point. Fitted built in mirror fronted wardrobes with hanging space and shelving.

### Bedroom Two 13'5" x 9'3" (4.10 x 2.82)

(Currently used as a dining room) Double-glazed window to front overlooking the gardens. Radiator. TV point. Telephone point. Space for wardrobes (or dining room table and chairs)

### Bathroom

Walk in corner glass shower enclosure with mains shower. Low level flush WC. Wash hand basin set into vanity unit with cupboard below. Light mirrored vanity unit above. Chrome heated towel rail. Fully tiled walls. Extractor Fan.

### Residents Benefits

#### Residents Parking

Non allocated off road parking space for residents

#### Residents Lounge

A range of tables and chairs and comfy sofas for socialising, all overlook and open out to the communal gardens.

#### Communal Gardens

South facing garden, laid mainly to lawn with attractive borders. Patio with space for tables and chairs. Covered storage with electric charging points.

#### Other Residents Benefits

Laundry room. Well being suite including hairdressers. Guest bedrooms, a double bedroom available upon request.

#### Tenure

Leasehold. 117 years remaining on the lease. Ground rent £358 every six months. Service Charge approximately £2500 every six months, and includes: onsite warden, careline monitoring, emergency call equipment, insurance, heating, window cleaning, gardening, cleaning, reduction fund, contingency fund and more.



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### Floor Plan

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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