



## Wordsworth Road, Worthing



Offers In Excess Of  
£280,000  
Leasehold

- First Floor Flat
- Residents Parking
- Two Double Bedrooms
- Communal Gardens
- Ensuite to Bedroom One
- EPC Rating - C
- High ceilings
- Council Tax Band - B
- Gas Fired Central Heating
- Leasehold

Robert Luff & Co are delighted to offer to the market this beautifully presented two bedroom first floor apartment situated in an attractive property in the heart of worthing town centre within walking distance of a wealth of shops, restaurants, parks, the seafront, bus routes and mainline station. This spacious accommodation offers entrance hallway, lounge/diner, kitchen, bathroom, two bedrooms and an ensuite off of bedroom one. Other benefits include high ceilings, double glazing, gas fired central heating and attractive oak internal doors.

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## Accommodation

### Communal Entrance

### Stairs

Up to:

### First Floor

### Oak Front Door

Opening into:

### Entrance Hallway

Entry phone system. Downlights. Fire alarm point. Utility cupboard housing space and plumbing for washing machine with slatted shelves. Further storage cupboard for hoover and ironing board ect. Wall mounted electric consumer unit.

### Lounge/Dining Room 20'31" x 14'55" (6.10m x 4.27m)

TV point. two covered radiators. Dimmer switch. Downlights. Attractive double glazed bay window to front with views of the front garden.

### Kitchen 7'88" x 7'48" (2.13m x 2.13m )

White high gloss base and wall units with drawers. Contemporary style work surface incorporating a one and a half bowl sink with mixer tap. Integrated dishwasher and fridge/freezer. Fitted Bosch electric oven and four ring electric hob with extractor fan over. Downlights. Cupboard enclosed Ideal boiler. Tiled floor. Double glazed window with Southerly aspect

### Bedroom One 11'5" x 10'52" (3.48m x 3.05m)

Covered radiator. Dimmer switch. Oak door. Attractive high ceiling. Downlights. Double glazed window.

### Bedroom Two 11'51" x 9'14" (3.35m x 2.74m )

Covered radiator. Dimmer switch. Downlights. A range of fitted wardrobes with hanging space and storage over. Vaulted high ceiling. Double glazed window to rear with view of communal garden. Door to:

### Ensuite

Shower cubicle with sliding door. Basin with mixer tap. Concealed system WC. Shaver point. Extractor fan. Mirror. Downlights.

### Bathroom 6'87" x 5'92" (1.83m x 1.52m )

Bath with mixer tap and seperate shower attachment. Basin with mixer tap. Concealed system WC. Contemporary tiling. Extractor fan. Downlights. Frosted double glazed window.

### Outside

Bin store. Outside tap. Westerly aspect communal garden.

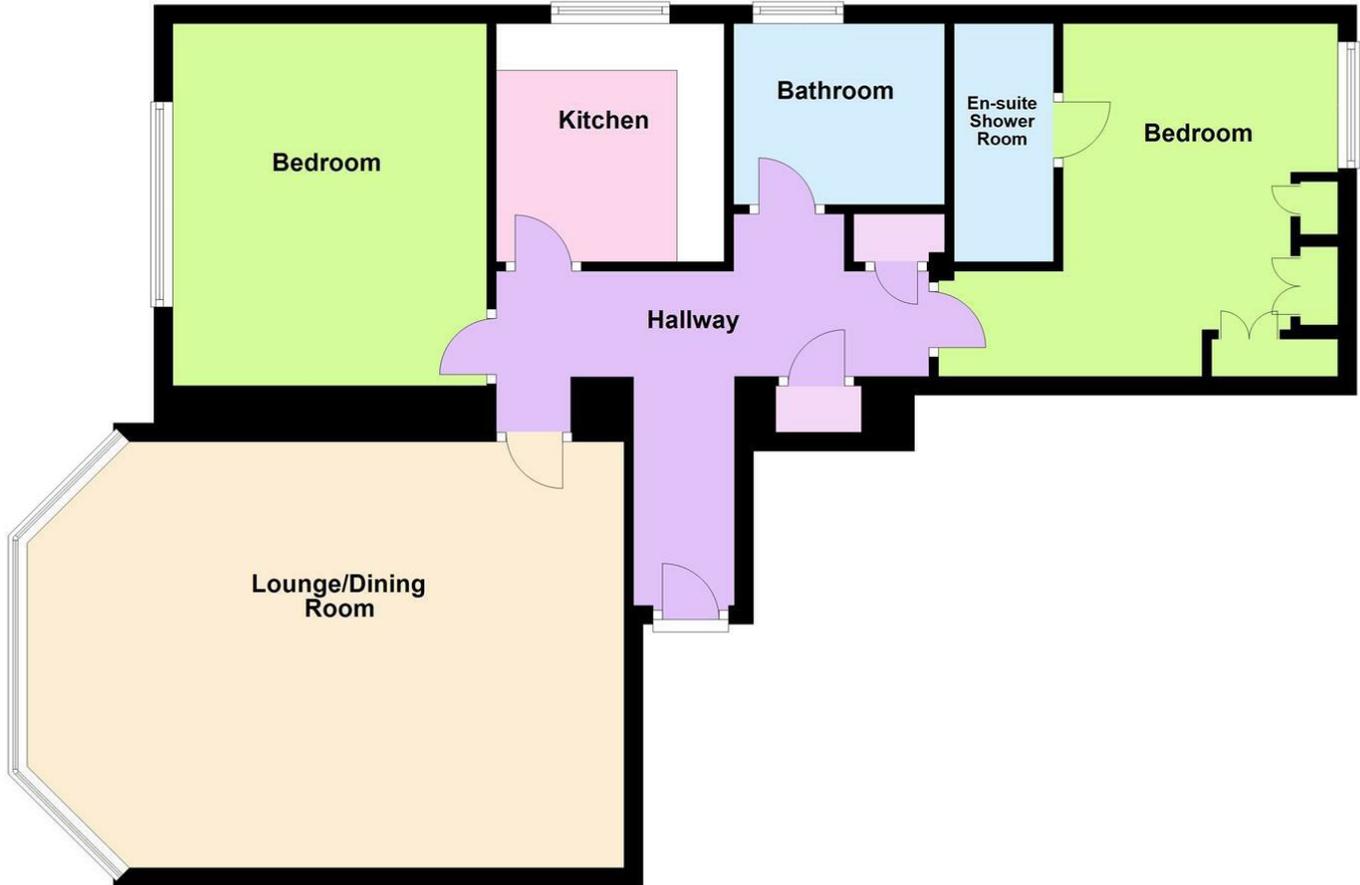
### Residents Parking

### Tenure

Leasehold with 115 years remaining. Maintenance charge of approximately £2400 per annum. Ground rent of £300 per annum.



**Floor Plan**  
Approx. 850.4 sq. feet



Total area: approx. 850.4 sq. feet

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.