



Oxford Road, Worthing



Offers Over
£130,000
Leasehold

- Spacious First Floor Flat
- Double Bedroom
- Wealth of Period Features
- New Lease Upon Completion
- Town Centre Location
- EPC - E
- Leasehold
- Council Tax Band - A

We are delighted to offer to the market this spacious first floor flat with a wealth of period features, situated in the heart of Worthing town centre, close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation offers lounge, kitchen, double bedroom and en-suite shower room. Other benefits include a new lease upon completion.

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

Communal Hall

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

Lounge 16'6" x 12'9" (5.03m x 3.89m)

Cupboard housing electric meters. Decorative coving. Ceiling rose. Sash cord bay window with westerly aspect. Further sash cord window. Shelled recess area. Telephone point. Electric storage heater. Picture rail. Sliding door leading to:

Kitchen 8'3" x 4'9" (2.53m x 1.45m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Electric oven. Tiled splashback walls. Sash cord window. Picture rail. Further appliance space.

Bedroom 14'8" x 8'6" (4.49m x 2.60m)

Sash cord window. TV point. Storage heater. Cupboard housing prelagged cylinder tank. Sliding door leading to:

En-Suite Shower Room

Corner shower cubicle with Triton fitted shower. Pedestal wash hand basin. Low level flush WC. Tiled splashbacks. Picture rail. Sash cord window. Heater.

Tenure

Leasehold. New lease upon completion - 100 years. Maintenance - £2072 p.a. and Ground Rent - £50 p.a.



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

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Floor Plan

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 36.4 sq. metres (392.2 sq. feet)

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.