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E





Key Features

- Second-floor apartment in a popular purpose-built development
- Two well-proportioned double bedrooms
- Spacious and bright lounge/diner
- West-facing balcony enjoying afternoon and evening sun
- Pleasant rooftop and tree-lined views
- Secure phone entry system
- Lift and stairs providing access to all floors
- Residents' parking available on a first-come, first-served basis
- Close to Worthing seafront, shops, amenities and the mainline railway station
- Approximately 931 years remaining on the lease | Council Tax Band B | EPC Rating E

We are delighted to offer this well-presented two double bedroom second-floor apartment, ideally situated within a popular purpose-built development close to Worthing seafront, local shops, amenities and the mainline railway station. Benefiting from a west-facing balcony with pleasant rooftop and tree-lined views, residents' parking and an impressive lease term of approximately 931 years, this property would make an excellent first-time purchase, investment or downsizing opportunity.

Accessed via a secure communal entrance with phone entry system, the building benefits from both lift and stair access to all floors. The apartment itself offers a welcoming entrance hall with two useful storage cupboards, leading to a bright and spacious lounge/diner, fitted kitchen, two generous double bedrooms and a bathroom.

The standout feature is the west-facing balcony, providing an attractive outlook over the surrounding rooftops and tree-lined road, whilst offering the perfect spot to enjoy the afternoon and evening sunshine.

The property further benefits from residents' parking available on a first-come, first-served basis and an exceptionally long lease of approximately 931 years. Conveniently positioned close to a wide range of amenities, the seafront and transport links, this is a fantastic opportunity for a variety of buyers.

Tenure

Leasehold with approximately 931 years remaining.

Service Charge: £1320 per 6 months

Ground Rent: £7.50 per 6 months



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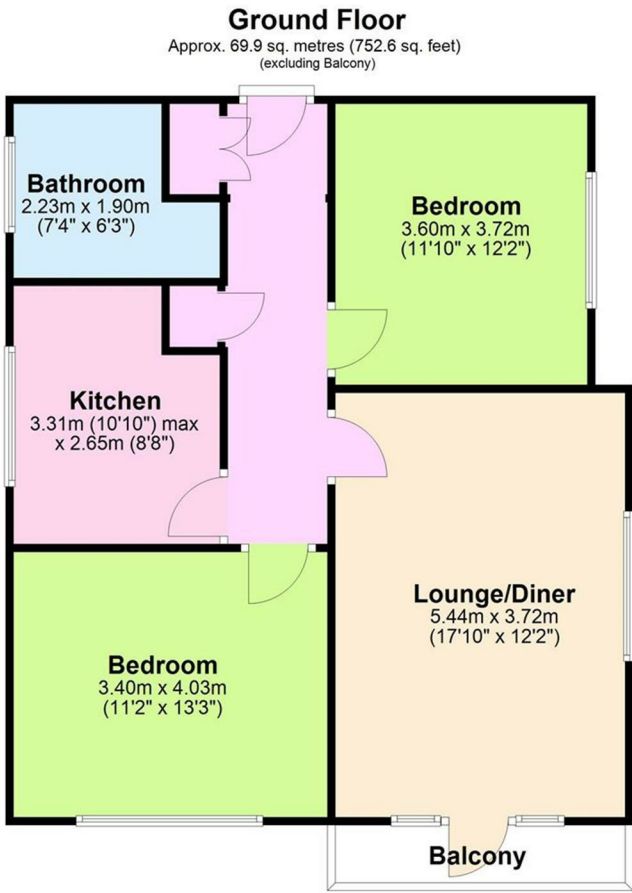


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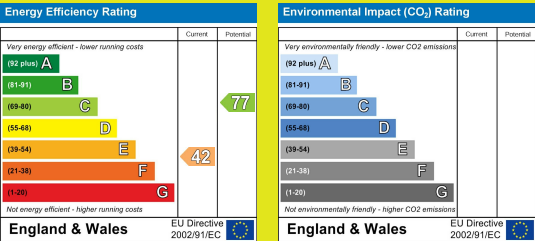
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Floor Plan Wordsworth Road



Total area: approx. 69.9 sq. metres (752.6 sq. feet)



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.

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