



Guide Price  
**£250,000**  
 Leasehold

## Harrison Court, Worthing

- First Floor Flat
- Two Good Sized Bedrooms
- Modern Refitted Kitchen and Bathroom
- Southerly Aspect
- Communal Garden
- Car Hard Standing and Garage
- EPC Rating - D (63)

\*\*\* OPEN HOUSE - SATURDAY 11th JUNE - CALL NOW TO BOOK AN APPOINTMENT \*\*\*

Robert Luff and Co are delighted to offer to the market this beautifully first floor flat situated in the heart of Broadwater district of Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, two bedrooms and family bathroom. Other Benefits include Southerly aspect communal garden, car hard standing and garage.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Leaded light double-glazed UPVC front door to entrance hall. Radiator. Electric fuse box. Loft hatch. Thermostat. Storage cupboard.

### Lounge 15'9" x 10'11" (4.81 x 3.33)

Double-glazed window to front. Picture rail. Radiator. Dimmer switch.

### Kitchen 8'6" x 8'2" (2.60 x 2.50)

A range of high gloss grey wall and base units. Worktop incorporating a one and half bowl sink with mixer tap and drainer. Built in oven. Four ring electric hob. Extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Metro brick tiles. Radiator. Double-glazed window with view of the communal garden. Laid wood effect floor.

### Bedroom One 12'1" x 11'2" (3.70 x 3.42)

Double-glazed window with view of communal garden. Radiator. Wardrobe with hanging space and shelves. Telephone point.

### Bedroom Two 10'11" x 10'4" (3.33 x 3.17)

Double-glazed window. Radiator.

### Bathroom

Panel enclosed bath with mixer tap, rainfall head shower and separate shower attachment and glass shower screen. Concealed system WC. Wash hand basin with mixer tap. Heated towel rail. Radiator. Tiled walls. Frosted double-glazed window.

### Outside

South facing well maintained communal garden. Car hard standing in front. Garage with up and over door.

### Tenure

Leasehold. Remainder of a 999 year lease. Maintenance £720 per annum. Ground Rent £12 per annum. Council Tax Band - B

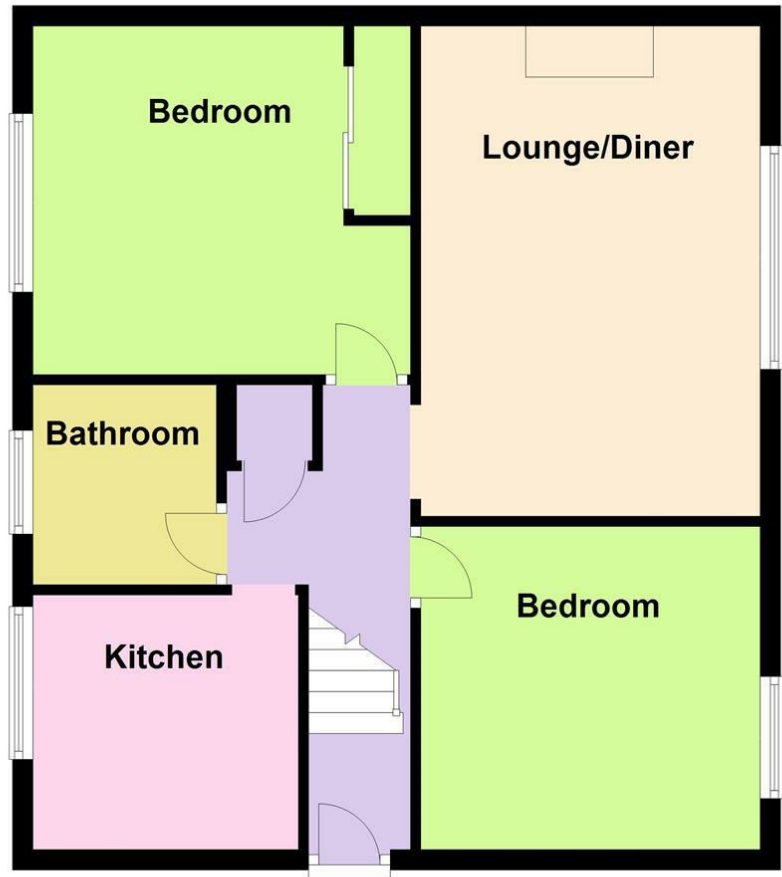


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

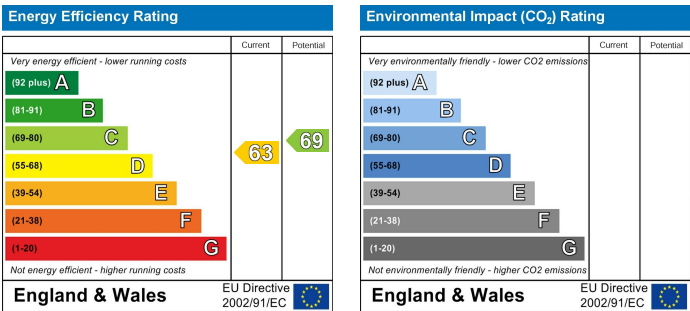
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**Floor Plan**  
Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 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.