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Description

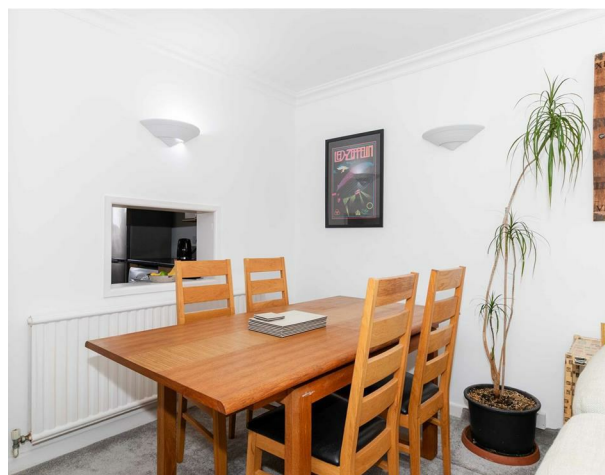
We are delighted to offer to the market this well presented purpose built first floor apartment, ideally situated in this favoured central location, yards from the mainline station with town centre shops, restaurants, the beach, bus routes, parks and schools all nearby.

Accommodation is accessed via a private entrance with a large landing, open plan lounge/dining room, modern kitchen, two double bedrooms with built-in wardrobes and a modern refitted family bathroom. The property also benefits from a garage, private enclosed landscaped rear garden and a new lease upon completion.



Key Features

- First Floor Flat
- Private Entrance
- Modern Kitchen
- Private Enclosed Garden
- Central Worthing
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Garage
- Council Tax Band B
- NEW LEASE UPON COMPLETION



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Frosted double glazed door to:

Entrance Hall

With wall mounted consumer unit and stairs to the first floor. Double glazed window and glazed internal door to:

Landing Area

Contemporary style radiator, loft hatch, cupboard with slatted shelves and door through to:

L-Shaped Lounge/Diner

5.34 x 3.76 (17'6" x 12'4")

Two radiators, double glazed window with westerly aspect, three wall light points, decorative coving and shelved recesses.

Kitchen

3.60 x 2.52 (11'9" x 8'3")

A range of light wood fronted base and wall units, roll top working surfaces including a one and a half bowl sink with mixer tap, fitted double electric oven and five ring hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, integrated Kenwood dishwasher, larder cupboard with shelves, tiled splashbacks, tiled floor, downlighters and service hatch to lounge.

Bedroom One

3.36 x 3.07 (11'0" x 10'0")

Cupboard with shelves and further storage cupboards with hanging, radiator, double glazed window with view to rear and reading lights with dimmer switches.

Bedroom Two

3.82 x 2.8 (12'6" x 9'2")

Radiator, double glazed window and cupboard enclosed Alpha boiler with hanging rail, and dimmer switch.

Bathroom

P-shaped bath with mixer tap, fitted over bath shower and screen, basin set in vanity unit, concealed cistern low flush WC, heated towel rail, tiled walls, tiled floor and double glazed window to rear.

Outside

Garage

With up and over door.

Side gates to:

Rear Garden

Having been remodelled in 2025, the garden has attractive retro crazy paving with decorative gravel area and Mediterranean flower border including palm trees and a water butt.

Tenure

Leasehold with 86 years remaining.

Service Charge: As and when.

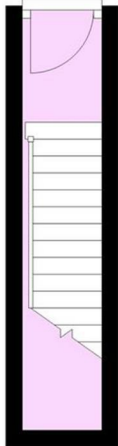
Ground Rent: £110 every 6 months.



Floor Plan South Farm Road

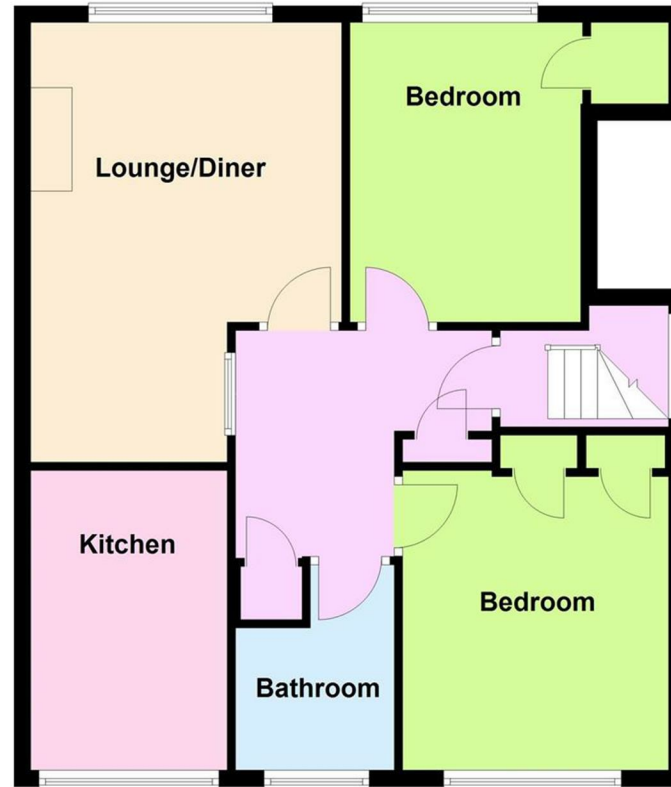
Ground Floor

Approx. 4.7 sq. metres (51.0 sq. feet)



First Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



Total area: approx. 71.8 sq. metres (772.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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