



Price
£320,000
Leasehold

Seaview Road, Worthing

- First Floor Flat
- Two Bedrooms
- Lift Service
- Separate WC
- Garage
- Fantastic Sea Views
- South Facing Balcony
- EPC Rating - C
- Council Tax Band - D
- Leasehold

Robert Luff & Co are delighted to offer to the market this spacious first floor two bedroom seafront facing apartment situated West of Worthing's pier, close to Worthing town centre shops, restaurants, parks, bus routes and mainline station nearby. Accommodation offers communal entrance with lift service, kitchen, lounge, two bedrooms, bathroom and separate WC. Other benefits include fantastic sea views with a balcony, gas fired central heating, Worcester boiler, new double glazing and carpets throughout plus a garage with power socket in compound.

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Accommodation

Communal Entrance

Communal stairwell and lift to first floor.

Front Door

Into:

Entrance Hallway

Telephone intercom. Storage cupboard housing electric meters. Separate shelved cupboard. Radiator. Further storage cupboard. Cupboard enclosed boiler. Wall mounted thermostat. Coving.

Lounge 15'5" x 15'3" (4.71 x 4.65)

Two radiators. Telephone point. Double glazed window with Easterly views of the Pier. Coving. Double glazed sliding patio doors to enclosed South facing balcony with glorious sea views of the English Channel.

Kitchen 11'1" x 9'6" (3.40 x 2.91)

A range of white fronted base and wall units. work surface incorporating one and a half bowl stainless steel sink with mixer tap. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Oven with four ring electric hob. Space for fridge freezer. Tiled splash back walls. Radiator. Double glazed windows with downland views. Double glazed PVC door to communal fire escape area with stairwell.

Bedroom One 16'9" x 11'5" (5.11 x 3.50)

Two double wardrobes fitted with hanging space, shelving and storage over. Coving. Telephone point. Radiator. Double glazed windows with Southerly view of the English Channel.

Bedroom Two 11'5" x 8'8" (3.48 x 2.66)

Radiator. Two fitted wardrobes. Coving. Double glazed window.

Bathroom 6'7" x 6'0" (2.03 x 1.83)

Panel enclosed bath with shower attachment and folding shower screen. Basin set in a vanity unit with mixer tap. Wall mounted towel rail. Radiator. Tiled walls. Frosted double glazed window.

Separate WC 6'7" x 2'7" (2.03 x 0.79)

Low flush WC. Tiled walls. Frosted double glazed window. Coving.

Enclosed Balcony 12'2" x 4'0" (3.72 x 1.23)

South facing with sea views of the English Channel.

Garage

In garage compound to the rear. Up and over door.

Basement

Residents storage area.

Communal Fire Escape

Stairwell.

Communal Gardens

Well manicured communal gardens.

Tenure

Leasehold with 942 years remaining. Maintenance charge of £2400 per annum including water.

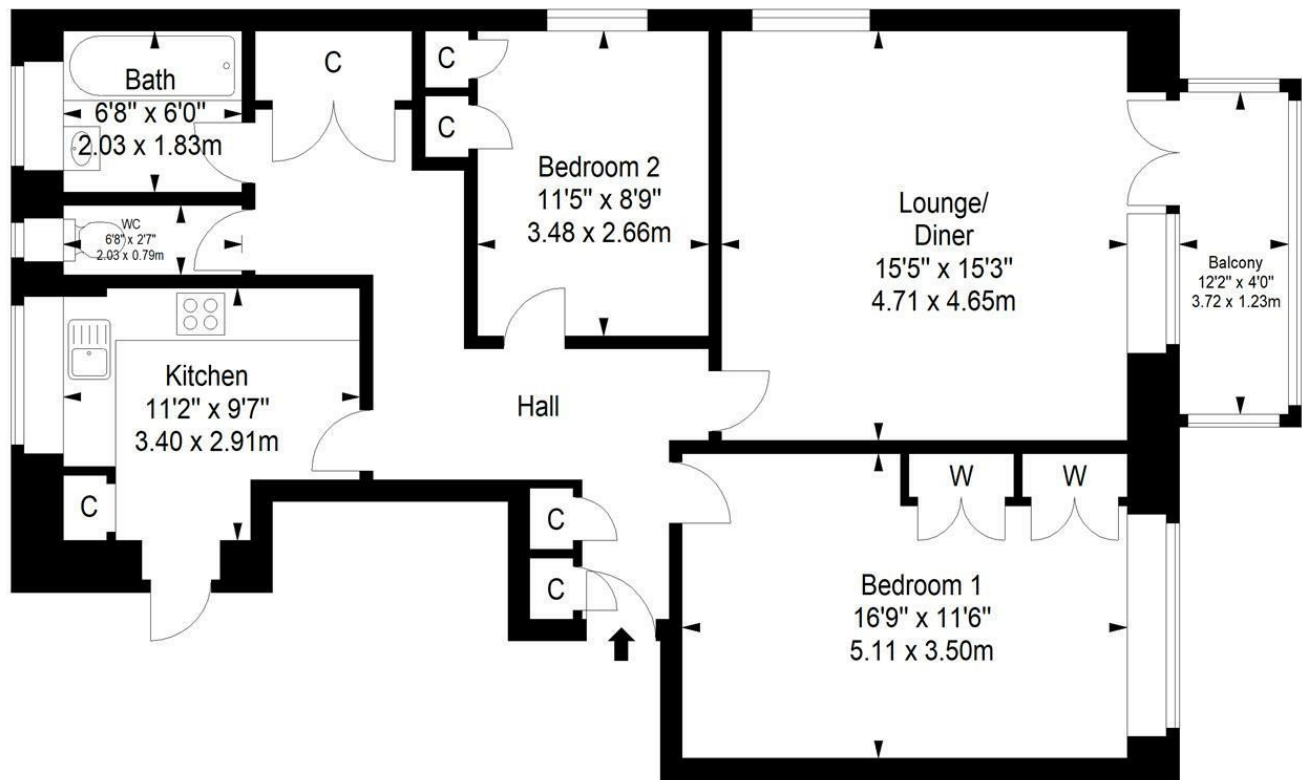


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First Floor



Approximate gross internal floor area 89.1 sq m/ 959.1 sq ft

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	

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