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## Description

Robert Luff & Co are delighted to offer this purpose built first floor apartment ideally situated in this West Worthing location. Close to the sea and beach, local schools, shops, parks, bus routes and the mainline station. Accommodation offers entrance hall, bay fronted lounge dining room, modern kitchen, three good sized bedrooms, bathroom and separate WC. Other benefits include no forward chain, communal grounds and a garage.



## Key Features

- First Floor Flat
- West Worthing Location
- Share Of Freehold
- EPC Rating - C
- Three Bedrooms
- Garage In Compound
- Long Lease
- Council Tax Band C





### Communal Entrance

Stairs leading up to the first floor. Part glazed front door leading into:

### Entrance Hall

Wall mounted telephone entry, radiator, wall mounted thermostat, built in storage cupboard with shelving, door leading into:

### Lounge Diner

**5.56m x 3.78m (18'3 x 12'5)**  
Double glazed semi bay window to the front, further double glazed window to front aspect. Feature fireplace with tiled hearth, two radiators, TV point, phone point and textured ceilings.

### Kitchen

**2.82m x 2.90m (9'3 x 9'6)**  
Modern kitchen with double glazed window to rear aspect, singles stainless steel sink unit, roll top worktop surfaces with mixer tap and drainer. Matching range of wall and base units with built in oven and gas hob. Space and plumbing for washing machine, space for tall standing fridge freezer, built in larder cupboard with shelving, also housing the gas metre. Part tiled walls, wall mounted Worcester Boiler and textured ceilings.

### Bedroom 1

**3.81m x 3.25m (12'6 x 10'8)**  
Double glazed window to front, radiator, TV point, space for wardrobe, textured ceilings.

### Bedroom 2

**2.51m x 3.89m (8'3 x 12'9)**  
Double glazed window to rear, radiator, space for wardrobe, textured ceilings.

### Bedroom 3

**2.16m x 2.84m (7'1 x 9'4)**  
Double glazed window to rear, radiator, space for wardrobe, textured ceilings.

### Bathroom

Double glazed frosted window to rear. Panelled enclosed bath with folding glass shower screen and chrome mixer shower above. Pedestal wash hand basin, part tiled walls with mirror. Radiator, towel rail.

### WC

Separate WC with double glazed frosted window to rear, low level flush WC, radiator, textured ceilings.

### Garage

Up and over door and parking in front.

### Tenure

Share of freehold. Long lease remaining. Ground Rent - £200 Per Annum, Service Charge - £1500 per annum



# Floor Plan Shakespeare Road

**Ground Floor**  
Approx. 77.3 sq. metres (831.8 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	EU Directive 2002/91/EC

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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