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## Description

We are delighted to offer to market this spacious one bedroom seafront apartment, ideally situated on Worthing's popular Seafront with stunning ocean views and close to the town centre shops, restaurants, local parks, bus routes and the mainline station. Accommodation offers lounge, kitchen, double bedroom and bathroom. Lease information to be confirmed.

## Key Features

- Fourth Floor Apartment
- Sea Views
- Lift To All Floors
- EPC Rating D
- One Double Bedroom
- Iconic Building
- Leasehold
- Council Tax Band A





Communal stairs & lift to the fourth floor. A part glazed front door to:

#### **Hallway**

Telephone entry phone with a door to:

#### **Lounge**

**4.4 x 4.3 (14'5" x 14'1")**

With coving, double glazed window with sea views, tv point and electric floor mounted heater.

#### **Kitchen**

With base and wall units, roll top working surfaces incorporating a stainless steel sink, fitted electric hob and oven, space and plumbing for washing machine, space for fridge/freezer and double glazed window with sea views.



#### **Bedroom**

**4.47 x 3.27 (14'7" x 10'8")**

A double bedroom with double glazed windows and sea views, floor mounted heated, fitted wardrobes with hanging and storage over.

#### **Bathroom**

With panel enclosed bath with mixer tap and shower attachment, basin, low flush WC, double glazed window with easterly views, tiled splashbacks.

#### **Tenure**

Leasehold - 80 years remaining.

Maintenance/Service Charge - £700 per quarter.



## Floor Plan Grand Avenue

### Floor Plan

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 47.9 sq. metres (515.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 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			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co