

Robert
Luff & Co

Rectory Road, Worthing

Leasehold - Asking Price £200,000



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TBC



Description

We are pleased to offer this beautifully presented one double-bedroom ground floor purpose-built flat, situated in the heart of the Thomas A'Becket/Tarring district. The accommodation comprises a modern bathroom, a large double bedroom, an open-plan lounge/diner, and a spacious kitchen. Further benefits include a long lease and a garage within the compound, with parking to the front.

Key Features

- Beautifully presented ground floor purpose-built flat
- Sought-after Thomas A'Becket/Tarring location
- Spacious open-plan lounge/diner
- Large kitchen room with integrated appliances
- Modern fully tiled bathroom suite
- Generous double bedroom with south-facing window
- Private garage with up-and-over door
- Parking directly in front of the garage
- Double glazed windows and gas central heating throughout
- Long Lease | Council Tax Band A | EPC Rating TBC





The welcoming hallway features tiled flooring, a storage cupboard, thermostat control, and a gas radiator. The impressive kitchen/breakfast room is fitted with a range of wall and base units complemented by marble effect worktops, together with an electric oven and four-ring hob, sink unit, extractor fan, dishwasher, space for washing machine, space for a free-standing fridge/freezer, and a combi boiler. A west-facing double glazed window provides excellent natural light.

The modern bathroom is finished with fully tiled walls and flooring and features a panel enclosed bath with a large overhead rainfall shower and separate hand shower over, WC, vanity unit with inset sink, heated towel rail, and a frosted double glazed window.

The bright and spacious lounge/diner benefits from wood laminate flooring, gas radiator, TV and WiFi points, and direct access to the bedroom. The generous double bedroom features a large south-facing double glazed window, wood laminate flooring, wall lights, gas radiator, and ample space for wardrobes and additional furniture.

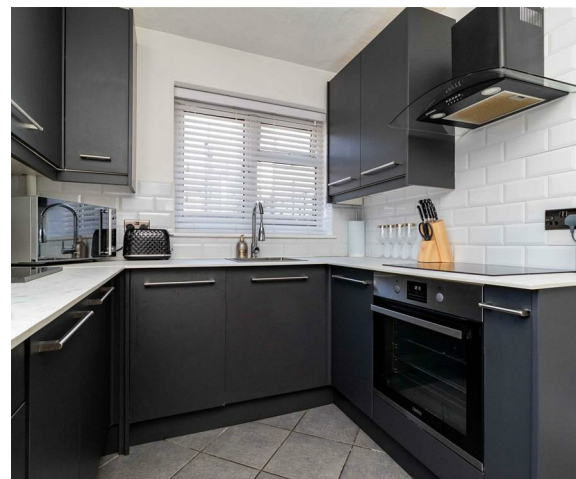
Externally, the property further benefits from a private garage with an up-and-over door and parking directly to the front.

Tenure

Leasehold with 185 years.

Maintenance £472.60 per quarter.

Ground Rent: £13 per annum.



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