



£195,000

Liverpool Terrace, Worthing

- Third Floor Flat Within Georgian Terrace
- Double Bedroom
- Modern Kitchen
- Close to Seafront & Mainline Station
- Lift Service
- Popular Worthing Town Centre Location
- Bay Fronted Lounge / Dining Room
- EPC Rating - E
- Long Lease

Robert Luff & Co are delighted to offer to market this well presented third floor flat set within this stunning Georgian Terrace, ideally situated in the heart of Worthing town centre with the beach, local shops and mainline station nearby. Accommodation offers entrance hall, bay fronted lounge / dining room, kitchen, double bedroom and bathroom. Other benefits include a long lease and lift service.

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Accommodation

Entrance Hall

Intercom system, doors leading to lounge and bedroom.

Lounge Diner 15'10" x 15'9" (4.83 x 4.80)

Bay fronted window with rooftop sea views, original sash windows, flat wall plaster, feature fire place with stone surround and hearth.

Kitchen 14'2" x 7'3" (4.32 x 2.21)

Sash window to front with sea and roof top views, matching range of wall and base units with marble effect worktops, four ring gas hob with extractor fan over head, integrated fan assisted oven, tiled splash back and chrome tap, integrated freezer, fridge, dishwasher, tumble dryer and washing machine.

Bedroom 11'10" x 10'3" (3.61 x 3.12)

Original sash window with rooftop views, feature fireplace, integrated storage cupboard with hanging rail and housing boiler, flat wall plaster.

Bathroom

Window to rear, part tiled walls, standard white bath with chrome shower over head, handle flush W.C, pedestal sink with hot and cold chrome taps.

Tenure

We have been advised that the property is leasehold with 109 years remaining.

The service / maintenance charges are approximately £2000 per annum.

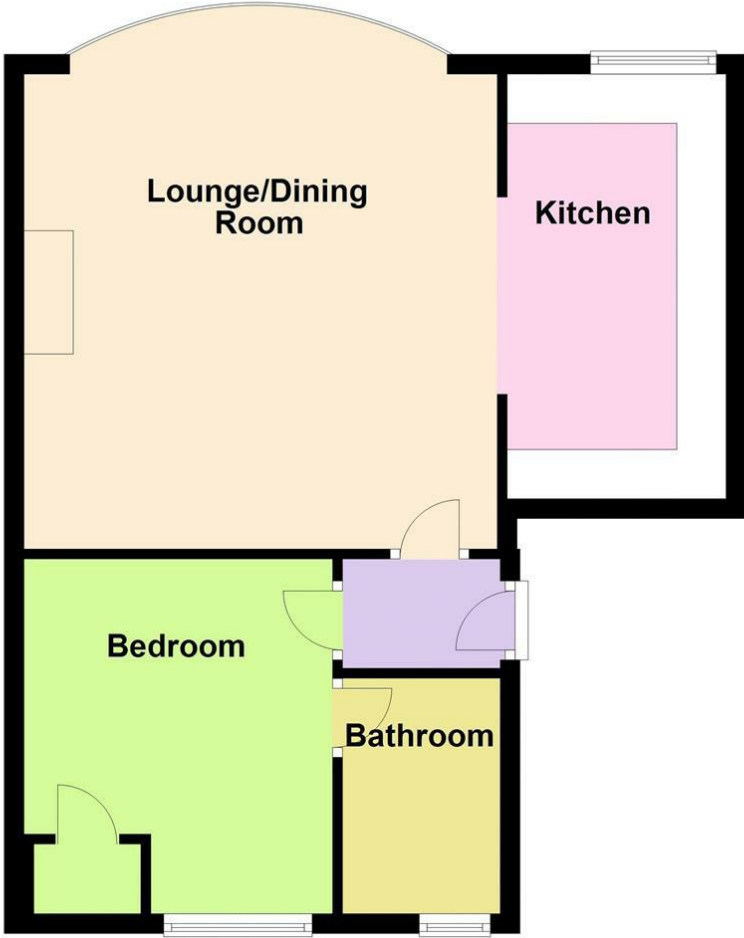


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Floor Plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	4751
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	4347
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.