



South Farm Road, Worthing

Offers In Excess Of
£230,000
Leasehold

- First Floor Flat
- Two Bedrooms
- Freshly Decorated Throughout
- Utility Area
- Central Worthing Location
- EPC Rating - C
- Council Tax Band - A
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom first floor flat situated in the heart of Worthing close to local shops, amenities, schools, bus routes and mainline station. Accommodation offers kitchen, lounge, two bedrooms and a bathroom. Other benefits include a private rear garden and the property being freshly decorated and carpeted throughout.

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Accommodation

Front Door

Period part glazed front door.

Stairs

Up to first floor.

Half Landing

Hoover storage cupboard. Radiator. Loft hatch. Cupboard with wall mounted Baxi boiler.

Kitchen 8'0" x 7'9" (2.44 x 2.38)

A range of high gloss light grey fronted base and wall units with marble effect roll top work surfaces incorporating stainless steel sink with mixer tap. Fitted electric oven. Four ring gas hob with extractor fan over. Attractive metro brick tiling. Stack of drawers. Space for fridge/freezer. Downlights. Double glazed window with view of rear garden. Double glazed UPVC door to rear access to rear garden area.

Lounge 13'2" x 11'0" (4.03 x 3.36)

Attractive cast iron fire surround. Wall light points. Picture rail. Radiator. Dimmer switches. Shelved recess. Double glazed window. Through way to:

Bedroom One 13'4" x 9'10" (4.07 x 3.02)

Radiator. Picture rail. Triple glazed Westerly aspect window.

Bedroom Two 10'11" x 11'0" (3.346 x 3.37)

Picture rail. Down lights. Two triple glazed windows.

Bathroom

P-shaped panel bath with glass screen, mixer tap and fitted over bath shower with rainfall head plus separate attachment. Low flush WC. Basin set in vanity unit with mixer tap. Tiled splash back walls.

Utility Area

Space and plumbing for washing machine. Storage area. Work top.

Garden

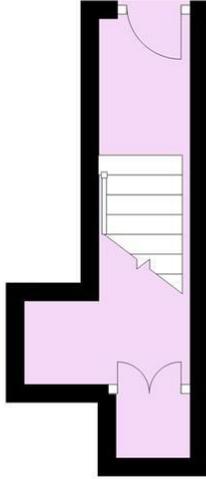
Access from rear fire escape. Outside tap. Shared steps with neighbours to private garden - fence enclosed, raised decking area, large lawn area, space for shed, gate for side access.

Tenure

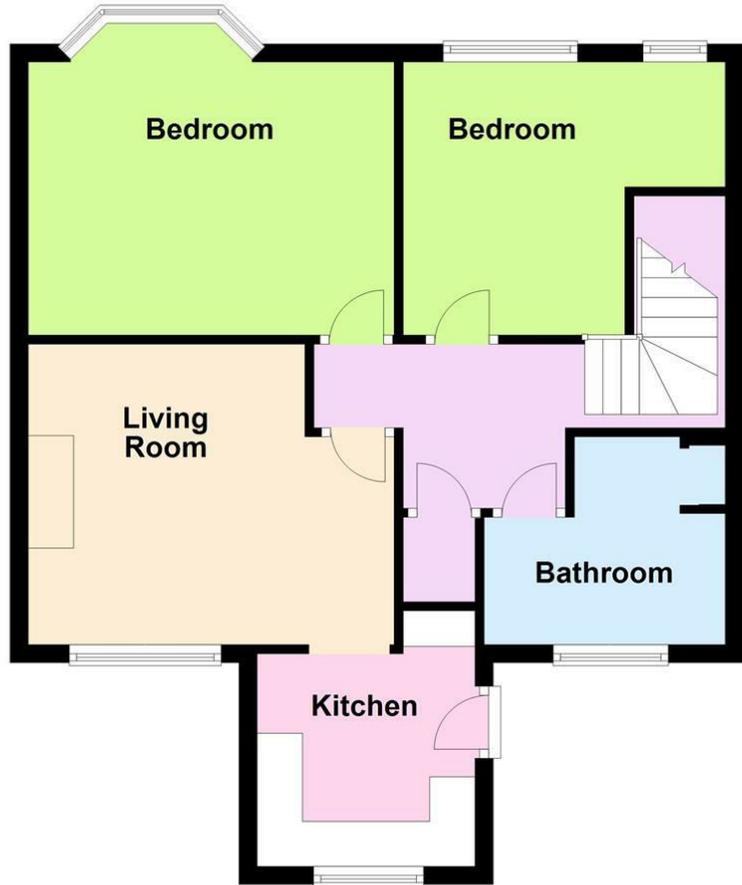
Leasehold with 140 years remaining



Ground Floor
Approx. 5.5 sq. metres (59.4 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 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	

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	

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.