



2



1



1



B



## Description

We are delighted to offer to the market this beautifully presented two bedroom third floor apartment situated in this central Worthing location close to town centre shops, restaurants, supermarkets, the beach, bus routes and mainline station.

Accommodation offers two double bedrooms, an open plan kitchen/lounge/diner and a modern bathroom. Other benefits include allocated parking in an enclosed courtyard and a balcony.



## Key Features

- Third Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Modern Finish Throughout
- Allocated Parking
- EPC Rating B
- Council Tax Band B
- Leasehold





#### Entrance Hall

Camera phone entry system. Radiator. Cupboard housing meters. Spotlights.

#### Open Plan Kitchen/Lounge/Diner 6.40 x 4.63 (20'11" x 15'2")

Matching range of eggshell framed base and wall units. Electric oven. Four ring electric hob. Built in fridge/freezer, dishwasher and washer/dryer. Radiators. Spotlights. Double glazed windows with great views.

#### Bedroom One

4.46 x 2.73 (14'7" x 8'11")

Radiator. Fitted wardrobe. Double glazed door to balcony.

#### Bedroom Two

3.24 x 2.2 (10'7" x 7'2")

Radiator. Cupboard. Double glazed window.

#### Bathroom

2.14 x 1.69 (7'0" x 5'6")

Tile enclosed bath with wall mounted shower. Wall mounted wash hand basin with storage drawer. WC. Part tiled. Wall mounted mirror. Wall mounted heated towel rail. Spotlights.

#### Balcony

Frosted glass panel enclosed.

#### Allocated Parking

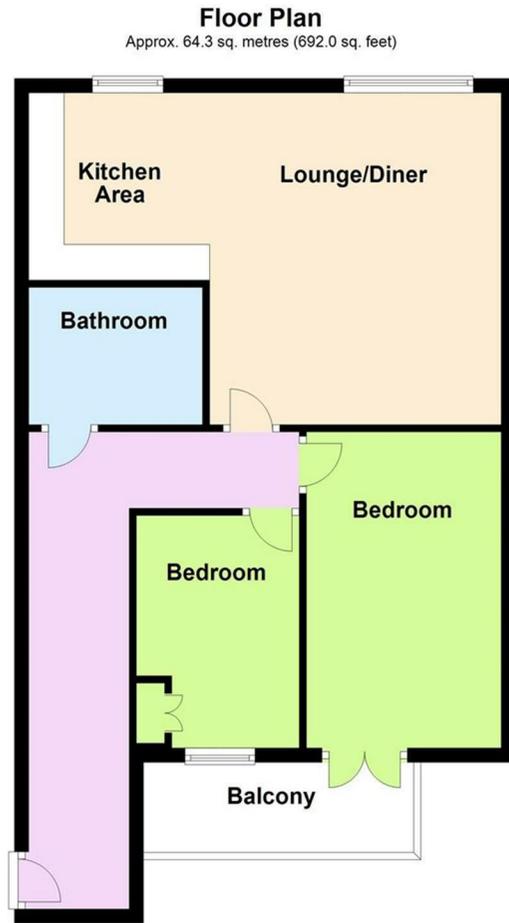
Within enclosed courtyard.

#### Tenure

Leasehold with 121 years remaining. Annual service charge of approximately £1600 paid in two installments (June and December). Ground rent of £175 per annum.



# Floor Plan Lennox Road



Total area: approx. 64.3 sq. metres (692.0 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) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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