



Offers In Excess Of
£250,000
Leasehold

Grand Avenue, Worthing

- Well Presented Ground Floor Flat
- Close to the Seafront
- Two Double Bedrooms
- Modern Kitchen
- South Facing Sun Terrace
- Sought After West Worthing Location
- Large Lounge / Dining Room
- EPC Rating - E
- Contemporary Bathroom

Robert Luff & Co are delighted to offer to market this beautifully presented ground floor flat in the highly sought after Grand Avenue just off of Worthing seafront and close to local shops, parks, bus routes and the mainline station. Accommodation offers entrance hall, large lounge / dining room, modern kitchen and bathroom and two double bedrooms. Other benefits include a South facing sun terrace and recent redecoration.

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Accommodation

Communal Entrance

Entry phone system, stairs and lift to all floors, communal bin store.

Entrance Hall

Door from communal hallway, telephone entry system, storage cupboard, airing cupboard.

Bedroom One 11'6" x 11'6" (3.53 x 3.53)

Double glazed window to side, storage heater, built in wardrobe.

Bedroom Two 11'11" x 11'6" (3.65 x 3.53)

Double glazed window to side, built in wardrobe, storage heater.

Bathroom

Double glazed frosted window to side, tiled floor and part tiled walls, panel enclosed bath with electric shower over, dual button W.C, single pedestal wash hand basin, electric towel rail.

Kitchen 9'8" x 7'0" (2.96 x 2.15)

Double glazed window to side, matching range of wall and base units, sink unit with mixer tap and drainer inset to work surfaces, integrated electric oven and electric hob, tiled splash back, space and plumbing for washing machine, storage cupboard, cooker hood.

Lounge / Dining Room 22'1" x 11'8" (6.74 x 3.56)

Two double glazed windows to side, double glazed French doors to terrace, two storage heaters, telephone and TV points.

Sun Terrace

South facing terrace.

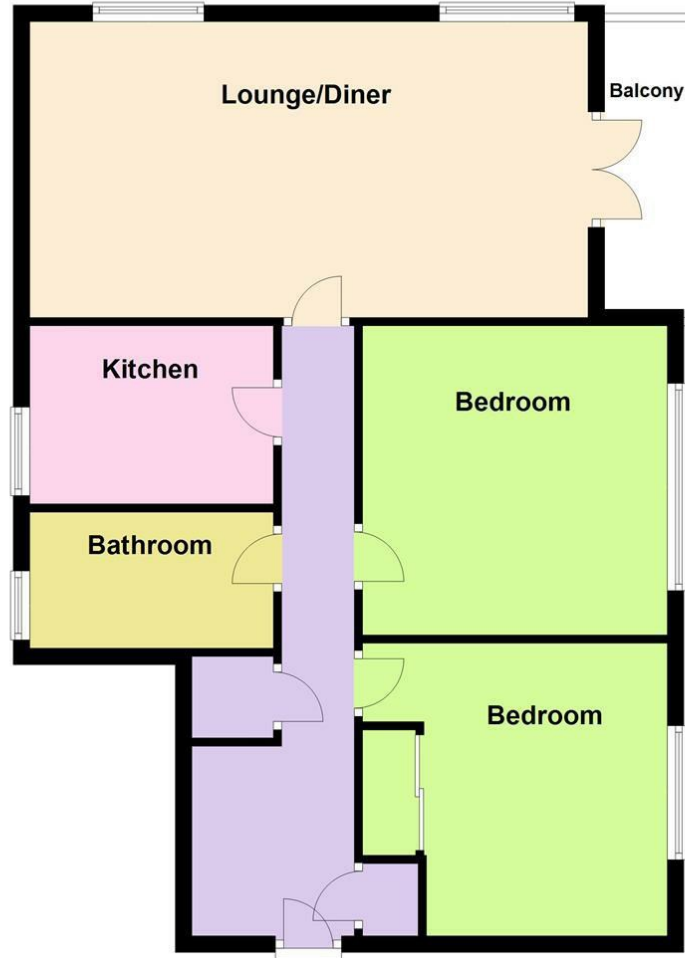
Tenure

Leasehold - 95 years remaining

Maintenance - £270 a month including water rates



Floor Plan



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			
		44	73
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.