



1



1



1



D



## Description

We are pleased to offer this well-presented second-floor one-bedroom flat, situated in the heart of Worthing town, close to shops, cafes, cinema, parks, bus routes, mainline station and the seafront. The property is located on the second floor and benefits from a share of the freehold with the remainder of a 999-year lease, offering buyers peace of mind and flexibility. The property is being sold chain free.

## Key Features

- Well-presented second-floor one-bedroom flat
- Central Worthing town location
- Close to shops, cafes, cinema, parks, bus routes, mainline station and the seafront
- Share of freehold with remainder of a 999-year lease
- Entrance hall with separate cloakroom/WC
- Double bedroom with built-in wardrobes
- Modern bathroom with rainfall shower and Velux window
- Lounge/diner with modern fitted kitchen and integrated appliances
- Recent improvements including new roof, boiler, glazing and electrics
- Council Tax Band A | EPC Rating D | Chain Free

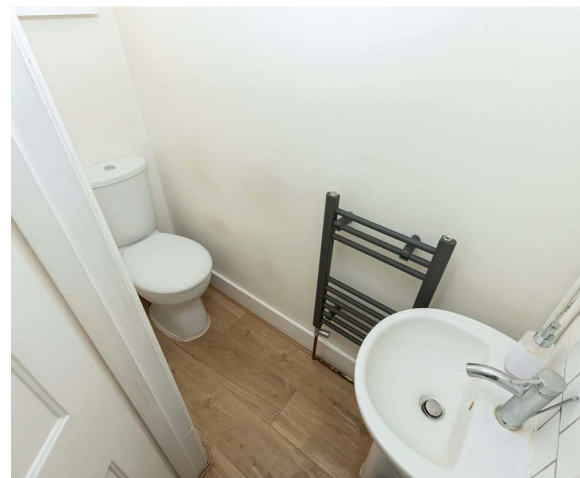




The accommodation offers an entrance hall with a separate cloakroom/WC, including a wash basin and radiator, located off the hallway. There is a double bedroom with built-in wardrobe space providing hanging rails and shelving. The bathroom is finished to a modern, sleek standard and benefits from a new Velux window, part-tiled walls and a rainfall shower over the bath, positioned to the front of the flat.

The property further offers a lounge/diner with a modern fitted kitchen to the side, featuring a new Worcester combi boiler, contemporary wall and base units and integrated appliances. The lounge also benefits from new windows, new radiators and ample storage.

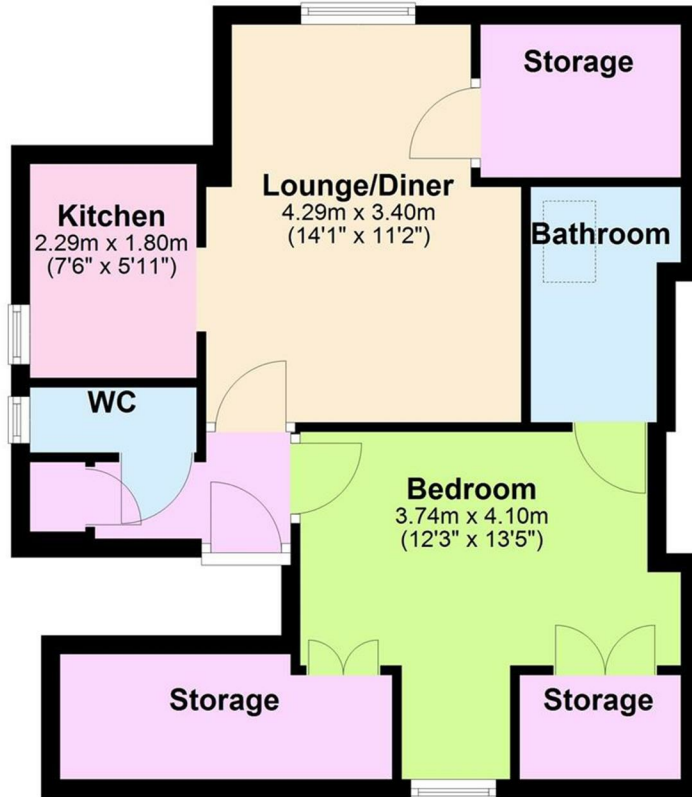
Additional benefits include a fuse box, insulation, repointing to the chimney, a roof replacement (2025), new radiators, a regularly serviced boiler, new double glazing to the lounge installed in 2023, a share of the freehold between three occupants and the remainder of a 999-year lease.



# Floor Plan Wykeham Road

## Floor Plan

Approx. 48.6 sq. metres (523.2 sq. feet)



Total area: approx. 48.6 sq. metres (523.2 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>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co