



## Grand Avenue, Worthing

Offers In Excess Of  
£315,000  
Leasehold

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Sun Terrace
- Grand Avenue Location
- EPC Rating - C (70)
- Leasehold
- Council Tax Band - D
- Long Lease

Robert Luff and Co are delighted to offer to the market beautifully presented ground floor apartment, situated on Grand Avenue, close to town centre shops, restaurants, the beach, parks, bus routes and mainline station. Accommodation offers communal entrance hall, entrance hall, spacious lounge/diner, west facing fitted kitchen, two large double bedrooms, principle bedroom with en-suite and family shower room. Other benefits include westerly aspect sun terrace, communal gardens and garage in compound.

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## Accommodation

### Communal Entrance Hall

Communal front door. Lift and stairs to all floors. Front door leading to:

### Entrance Hall

Radiator. Hive heating controls. Firing cupboard housing pre-lagged tank. Cupboard housing water tank. Telephone entry system.

### Lounge/Diner 16'3 x 10'7 (4.95m x 3.23m)

Dual aspect double-glazed windows to side. Two radiators. Double-glazed patio door to terrace area.

### Kitchen 11'7 x 6'07 (3.53m x 2.01m)

A range of matching wall and base units. Worktop incorporating a one and half bowl sink unit with mixer tap. Built in Neff double oven with grill. Four ring gas hob. Cooker hood. Space and plumbing for washing machine. Space for fridge/freezer. Westerly aspect double-glazed window.

### Bedroom One 15'5 x 11'2 (4.70m x 3.40m)

Double-glazed window to rear. Radiator. A range of fitted wardrobes including one double and one single with matching over bed storage. Door leading to:

### En-Suite

Wood panel enclosed bath with handles and telephone style mixer tap and shower attachment. Low level flush WC. Wash hand basin with mixer tap. Part-tiled floor. Heated towel rail. Frosted double-glazed window.

### Bedroom Two 11'4 x 9'6 (3.45m x 2.90m)

Double-glazed window. Radiator.

### Shower room

Corner shower cubicle with Mira power shower. Wash hand basin with mixer tap. Low level flush WC. Heated towel rail. Tiled floor and walls.

### Outside

Attractive and well maintained communal gardens.

### Garage

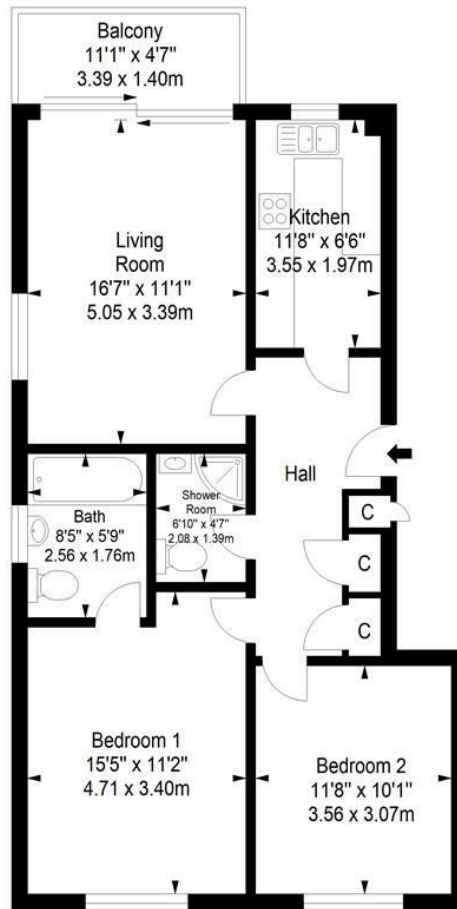
Garage in compound. Up and over door. Power.

### Tenure

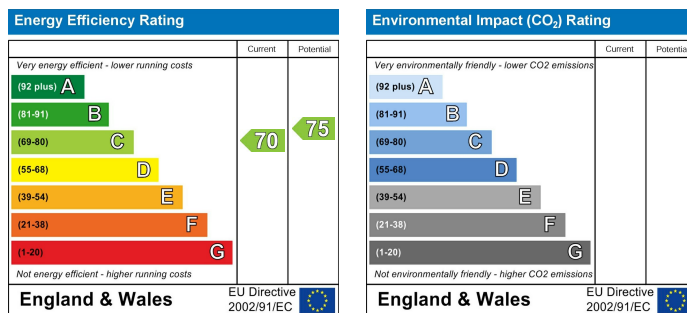
Leasehold. 168 years remaining on the lease. £1184 per annum



Ground Floor



Approximate gross internal floor area 70.2 sq m/ 755.7 sq ft



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.