



1



1



1



D



Description

We are delighted to offer to the market this beautifully presented ground floor apartment, featuring a west facing private rear garden and ideally located within walking distance of Worthing town centre, the mainline station, and the seafront.

Accommodation offers an open plan kitchen/lounge, a double bedroom and a modern bathroom. The property also benefits from gas fired central heating and double glazing.



Key Features

- Ground Floor Apartment
- Open Plan Kitchen/Lounge
- Double Glazing
- Gas Fired Central Heating
- West Facing Private Garden
- Council Tax Band A



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Communal Entrance

Doorbell for entry.

Kitchen/Lounge

5.05 (into bay) x 3.78 (16'6" (into bay) x 12'4")

Double glazed bay window to front, radiator, tv point, telephone point, modern fitted kitchen with range of wall and base units, cupboard housing combi boiler, intergraded washing machine, integrated electric oven and gas hob with cooker hood over, breakfast bar, integrated fridge/freezer, floral coving, ceiling rose and radiator.

Bedroom

3.93 (into bay) x 3.89 (12'10" (into bay) x 12'9")

Double glazed bay window to side, ceiling rose, coving and radiator.

Bathroom

Panel enclosed bath with electric shower over, extractor fan, towel radiator, dual button WC, heated and light up mirror, single pedestal wash hand basin, and part tiled walls.

West Facing Private Rear Garden

Accessed from the side of the property with two storage sheds, laid to patio and lawn, wall and fence enclosed.

Tenure

Leasehold - Share of Freehold with 121 years remaining on the lease.
Service charge - As & when



