Robert Luff & Co

Boundary Road, Worthing

Leasehold - Asking Price £225,000

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TBC



Description

We are delighted to offer this spacious two double bedroom eleventh floor apartment, ideally situated in the highly sought after Heene district of Worthing, enjoying superb panoramic views across the town, coastline and South Downs. The property benefits from a private balcony, modern fitted kitchen, double glazing and lift access to all floors. Conveniently positioned close to the seafront, local amenities and regular bus services, the apartment is offered for sale with no onward chain.



Key Features

- Spacious Two Double Bedroom Apartment
- Eleventh Floor with Lift Access
- Superb Sea and South Downs Views
- Dual Aspect Open Plan Lounge/Kitchen
- Modern Shaker Style Fitted Kitchen
- Private Balcony Accessed from Principal Bedroom
- Bathroom with Corner Bath and Shower
- Double Glazing Throughout
- No Onward Chain
- Council Tax Band B | EPC Rating TBC





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The well proportioned accommodation comprises a spacious dual aspect open plan lounge/kitchen, enjoying an abundance of natural light and stunning far reaching views. The kitchen is fitted with attractive Shaker style units, providing a stylish and practical space for everyday living.

There are two good sized double bedrooms, with the principal bedroom benefiting from direct access onto the private balcony, an ideal spot to sit and enjoy the wonderful distant downland views. The bathroom is fitted with a corner bath and overhead shower.

The property is conveniently located within easy reach of Worthing seafront and the popular 700 bus route, providing regular connections along the coast.

Tenure
Leasehold with 172 years remaining.
Ground Rent: £40 per annum.
Service Charges: £5,541.98 per annum.

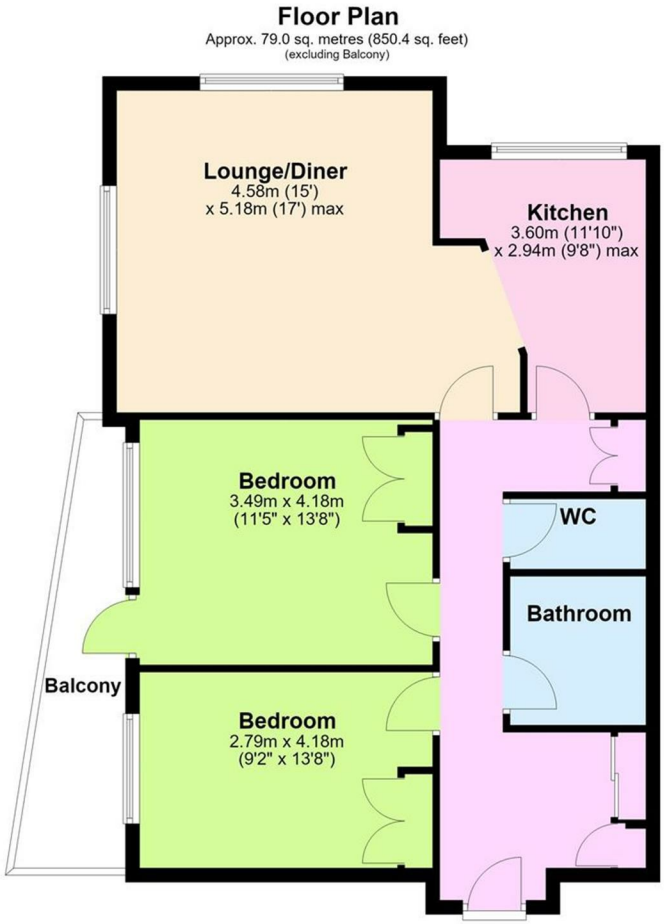






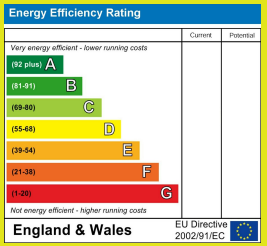
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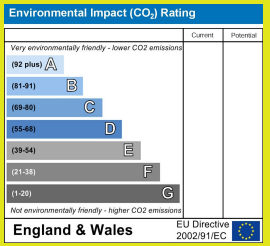
Floor Plan Boundary Road



Total area: approx. 79.0 sq. metres (850.4 sq. feet)







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.

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