



Queen Street, Worthing



Offers In Excess Of
£250,000
Leasehold

- First Floor Maisonette
- Two Good Sized Bedrooms
- Spacious Lounge
- Broadwater Location
- EPC Rating - D (57)
- Leasehold
- Council Tax Band - B

*** OPEN HOUSE - SATURDAY 2nd JULY - CALL NOW TO BOOK AN APPOINTMENT ***

Robert Luff and Co are delighted to offer to the market this first floor maisonette situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, spacious lounge, fitted kitchen, two good sized bedrooms and family bathroom. Other benefits include front garden area.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
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Accommodation

Entrance Hall

Double-glazed private entrance front door. Long hall and stairs to first floor, with split level landing. Loft Hatch. Radiator. Shoe cupboard. Storage cupboard.

Lounge 16'5 x 13'8 (5.00m x 4.17m)

Two double-glazed windows with westerly aspect. Radiator. Telephone point. TV point. Dimmer switch.

Kitchen 7'1 x 6'7 (2.16m x 2.01m)

A range of matching base and wall units. Worktop incorporating sink unit with mixer tap and drainer. Built in electric oven. Four ring hob. Extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Double-glazed window. Wall mounted boiler.

Bedroom One 10'7 x 10'6 (3.23m x 3.20m)

Two double-glazed windows with westerly aspect. Radiator.

Bedroom Two 10'2 x 9'4 (3.10m x 2.84m)

Double-glazed window. Radiator.

Shower Room

Corner shower cubicle with rainfall shower head and separate attachment. Low level flush WC. Wash hand basin set into vanity unit with mixer tap. Tiled splash backs. Tiled floor. Heated towel rail.

Outside

Front Garden Area

Small wall enclosed front garden.

Tenure

Leasehold. Remainder of a 999 year lease. Maintenance fees as and when required.



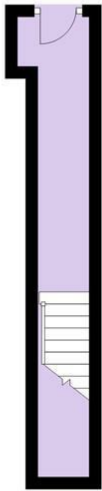
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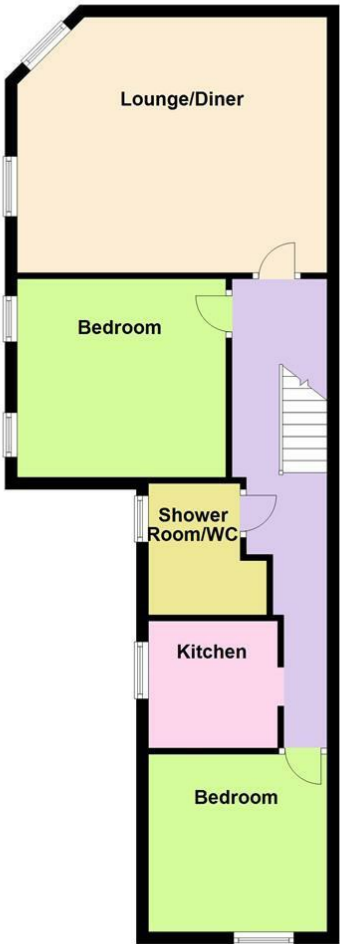
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Floorplan


Ground Floor
Approx. 6.8 sq. metres (73.4 sq. feet)



First Floor
Approx. 61.2 sq. metres (658.5 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.