



Offers In Excess Of
£240,000
Leasehold

St. Valerie Road, Worthing

- Purpose Built Apartment
- Modern Refitted Kitchen
- Two Spacious Bedrooms
- Double Glazed Throughout
- Westerly Aspect Balcony
- Council Tax Band - C
- Garage In Compound
- EPC Rating - D
- 250 Meters From Seafront
- Leasehold

We are delighted to offer this ground floor purpose built two bedroom apartment ideally situated in the popular Grand Avenue district. Accommodation offers hallway, separate WC, shower room, living room, kitchen, two spacious bedrooms and communal gardens. The property benefits from a long lease, garage in compound, newly fitted modern kitchen, being only 250 meters from the seafront and a westerly aspect balcony.

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

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Accommodation

Communal Entrance Hall

Leads to the front door.

Hallway

Laid wood effect laminate flooring. Wall mounted electric heater. Coving. Telephone entry system. Firing cupboard housing pre-lagged copper cylinder with immersion and slatted shelf.

Seperate WC 4'10 x 2'8 (1.47m x 0.81m)

Low flush WC.

Shower Room 6'3 x 5'11 (1.91m x 1.80m)

Fitted corner shower cubicle. Mira fitted shower. Sliding doors. Pedestal and wash hand basin. Heated towel rail. Tiled walls. Shaver point. Wall mounted vanity unit.

Living Room 16'5 x 14'5 (5.00m x 4.39m)

Coving. TV point. Electric wall mounted storage heater. Double glazed window. Double glazed door to balcony area with westerly aspect.

Kitchen 9'9 x 9'5 (2.97m x 2.87m)

Modern recently refitted kitchen. Range of white fronted base and wall units. Wood effect roll top working surfaces incorporating a stainless steel one and a half bowl sink with mixer tap. Four ring electric hob. Surluci plumbed in washing machine. Oven. Fridge/ freezer. Double glazed window with westerly aspect. Fitted blind. Tiled splashback walls.

Bedroom One 13'5 x 11'11 (4.09m x 3.63m)

Double glazed window to rear. Wall mounted electric heater. Coving. Two Double recess wardrobes with hanging and shelves. Radiator.

Bedroom Two 9'7 x 9'1 (2.92m x 2.77m)

Double glazed window to rear.

Communal Gardens

Garage

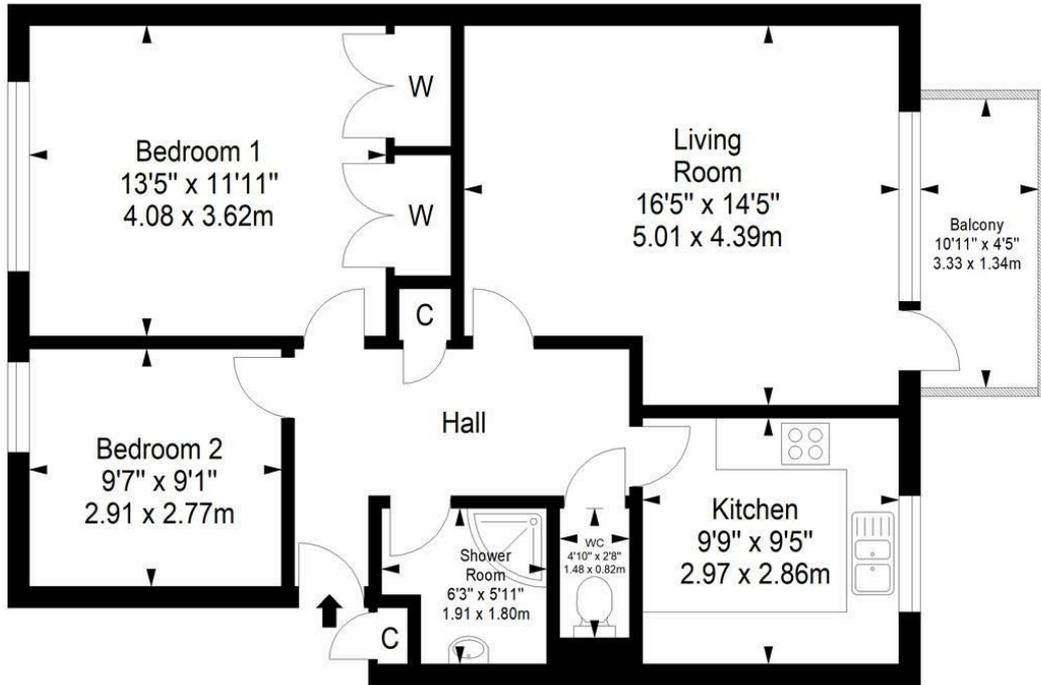
In compound. Up and over door.

Tenure

139 years left on the lease. £150 Annual ground rent . Annual Maintenance £3,000



Ground Floor



Approximate gross internal floor area 70.4 sq m/ 757.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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