

Selden Road, Worthing



Offers In Excess Of
£190,000
Share of Freehold

- First Floor Apartment
- Double Bedroom
- Spacious Living Room
- Beautiful Sea Views
- Town Centre Location
- EPC Rating - D
- Recently Double Glazed
- Council Tax Band - A

We are delighted to offer to market this beautifully presented first-floor apartment situated in this popular central Worthing location, just yards from the seafront and with town centre shops, restaurants, parks, schools, bus routes, and the mainline station all nearby. Accommodation offers a bay-fronted living room with beautiful sea views, a modern kitchen, a double bedroom, and a family bathroom. Other benefits include being recently double glazed, having new electric heaters throughout, being recently decorated, and having beautiful sea views.

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Accommodation

Communal Entrance Hallway

Stairs leading up to first floor. Front door to:

Hallway

Entry phone system. Cupboard enclosed electric consumer unit. Door to:

Kitchen 9'2" x 4'5" (2.81 x 1.35)

Range of white fronted base and wall units. Roll top working surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Space for electric oven. Space for fridge/freezer. Metro brick tiled splashbacks. Double glazed window with westerly aspect.

Living Room 17'0" x 12'5" (5.19 x 3.80)

Attractive period marble fire surround with cast iron insert. High ceiling. Three quarter height double glazed bay window to front with sea views.

Bedroom 13'8" x 9'9" (4.17 x 2.98)

Three quarter height double glazed window. Electric wall mounted heater. Dimmer switch.

Bathroom

Panel enclosed bath with shower screen and fitted over head electric shower. Pedestal wash hand basin with mixer tap. Low level flush WC. Extractor fan. Tiled walls. Space and plumbing for washing machine.

Tenure

Share Of Freehold - remainder of a 999 year lease.

Annual Maintenance - Circa £1,200 a year.



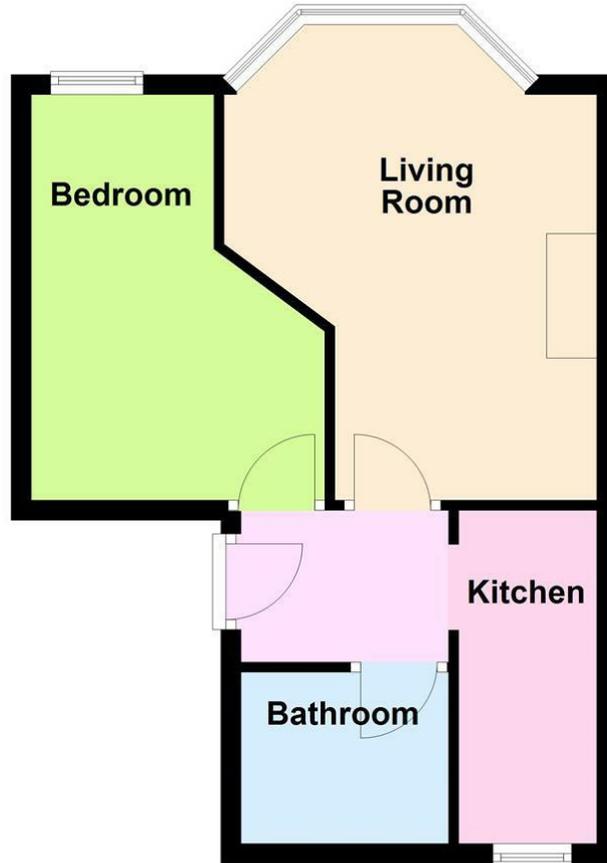
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Floor Plan

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 35.7 sq. metres (384.6 sq. feet)

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			
		56	78
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.