



Windsor Road, Worthing

Offers In Excess Of
£200,000
Leasehold

- Ground Floor Flat
- Two bedrooms
- Open Plan Kitchen/Lounge
- Rear Garden
- No Forward Chain
- EPC Rating - D
- Council Tax Band - A
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom ground floor flat situated in the heart of Worthing close to local shops, parks, schools, Worthing hospital, bus routes and mainline station. Accommodation offers kitchen, lounge, two bedrooms and a wet room. Other benefits include a low maintenance rear garden and double glazing throughout.

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

Private Entrance

Opening into:

Lounge 10'7" x 10'0" (3.25 x 3.06)

Two radiators. Virgin box. Electric double glazed door to garden. Opening to:

Kitchen

A range of base and wall units including drawers. Work surface incorporating basin and breakfast bar. Electric oven with four ring gas burner. Tiled splashback. Space and plumbing for washing machine and dishwasher. Radiator. Thermostat. Space for table and chairs. Spotlights.

Bedroom One 11'7" x 8'2" (3.54 x 2.50)

Radiator. Built in wardrobes with hanging space and shelving. Boiler. Spotlights. Double glazed window.

Bedroom Two 10'7" x 8'2" (3.25 x 2.50)

Radiator. TV point. Double glazed door to garden.

Bathroom

Wet room with shower. Tiled throughout. WC. Basin set in vanity unit. Wall mounted mirror. Spotlights.

Garden

Patio area. Raised planters with mature flowers. Shed. Side access. Sensor light.

Tenure

Leasehold with 85 years remaining. £1500 per annum for maintenance, service and ground rent.



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Floor Plan

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 41.7 sq. metres (448.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.