



Offers In Excess Of  
£200,000  
Leasehold

## Littlehampton Road, Worthing

- Top Floor Apartment
- Resident Parking
- Spacious Bathroom
- Modern Kitchen
- Two Double Bedrooms
- South Facing Balcony
- Council Tax Band - B
- EPC Rating - E

We are delighted to offer to market this beautifully presented, purpose-built top-floor flat, enjoying southerly views and being ideally situated in this favoured Salvington location with local schools, shops, bus routes, parks, and easy access to both A27 and A24 nearby. Accommodation offers a communal hallway, an entrance hallway, a modern kitchen, a living room opening to a south facing balcony, two double bedrooms, and a spacious bathroom. Other benefits include resident parking.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

Phone entry system. Stairs to all floors.

### Entrance Hallway

Door to communals. Electric heater. Airing cupboard. Two storage cupboards.

### Kitchen 7'4" x 7'1" (2.26 x 2.17)

Fitted kitchen with a range of wall and base units. Roll top working surfaces incorporating a sink/drain. Cooker hood. Plumbed washing machine. Integrated electric oven and hob. Opens out into living room.

### Living Room 14'1" x 10'1" (4.31 x 3.09)

Electric heater. Phone entry system. TV point. Double glazed window and door leading to a south facing balcony.

### Bedroom One 13'5" x 10'2" (4.09 x 3.12)

Double glazed window to front. Fitted wardrobes. Electric heater.

### Bedroom Two 13'5" x 7'11" (4.09 x 2.42)

Double glazed window to front. Fitted wardrobes. Electric heater.

### Bathroom

Double glazed frosted window to side. 'P' shaped bath with electric shower over. Electric towel radiator. Single pedestal wash hand basin. Electric heater. Dual button low level flush W.C. Part tiled walls.

### Tenure

Leasehold with approximately 85 years remaining on the lease.

Annual Service Charge - £2,400

Annual Ground Rent - TBC

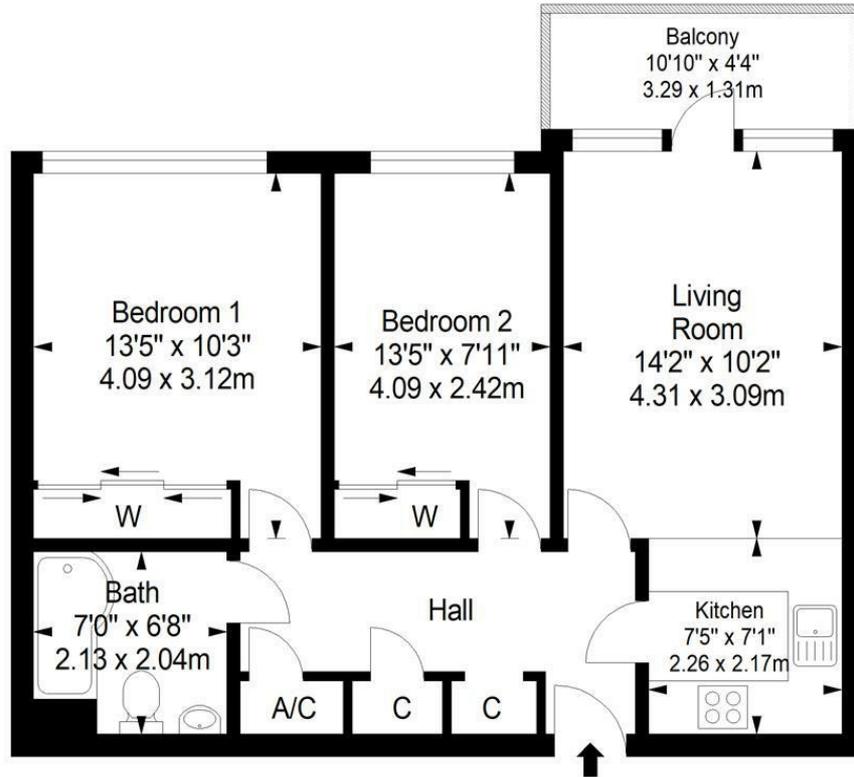
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk



## Second Floor



Approximate gross internal floor area 57.5 sq m/ 618.9 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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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