



Price
£275,000
Leasehold

Pilgrims Close, Worthing

- Newly Built First Floor Flat
- Two Double Bedrooms
- Beautifully Finished Throughout
- Under Floor Heating
- Popular West Worthing Location
- 10 Year New Home Warranty
- Garage in Compound
- Private Rear Garden
- Private Entrance
- NO CHAIN

Robert Luff & Co are delighted to offer to the market this newly built two bedroom first floor flat situated in the popular West Worthing location close to local shops, amenities, restaurants, bus routes and mainline station. This beautifully finished accommodation offers a lounge/dining area opening through into the kitchen/breakfast room, two double bedrooms and a bathroom. Other benefits include under floor heating, private rear garden and a garage in compound.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Front Door

Composite front door with double glazed window opening in to:

Entrance Hall

Cupboard. Stairs up to:

First Floor Landing

Spacious Open Plan Kitchen/Living Room

Under floor heating with wall mounted control. Dual aspect double glazed windows.

Kitchen Area 14'9" max x 13'0" max (4.52 max x 3.98 max)

A range of high gloss white fronted handle-less units with stone effect squared edge work surface. Contemporary style black one and a half bowl sink with mixer tap. Fitted electric oven. Fitted electric four ring hob with extractor fan over. Metro brick tiled splash back. Integrated fridge/freezer. Cupboard enclosed Alpha boiler. Integrated Lamorna washing machine. Integrated Lamorna dishwasher. Breakfast bar area. Laid wood effect flooring. Down lights. Two double glazed windows. Through way into:

Lounge/Dining Room Area 20'10" x 10'7" widening to 14'10" (6.36 x 3.23 widening to 4.53)

Loft hatch. TV point. Network point. Double glazed window to front. New carpet.

Bedroom One 14'8" x 10'0" (4.48 x 3.07)

Under floor heating with wall mounted control. Double glazed window.

Bedroom Two 12'10" x 10'6" max (3.92 x 3.22 max)

Network and TV point. Under floor heating with wall mounted control. Double glazed window.

Bathroom

Panel enclosed bath with mixer tap, over bath shower and screen. Basin set in a vanity unit with mixer tap. Concealed system low flush WC. Touch back lit mirror. Heated towel rail. Wood effect flooring. Velux window.

Outside

Communal bin storage area. Gate to:

Garden

Newly laid lawn. Paved path. Patio area. Timber built shed.

Garage

In compound. Up and over door.

Tenure

Leasehold with 125 year lease. EPC Rating - TBC. Council Tax Band - TBC.

Service charge: As and when. 50/50 split between the 2 flats.



Floor Plan

Approx. 77.2 sq. metres (831.3 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			
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.