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Description

Robert Luff & Co are delighted to offer to market this beautifully presented ground floor garden flat ideally situated in this Worthing location just off the seafront, town centre shops, restaurants, parks, bus routes and the mainline station all nearby. The accommodation offers entrance hall, living room, newly fitted modern kitchen, two bedrooms and a modern fitted bathroom. Other benefits include a good size private East facing rear garden, Long Lease and gas central heating. Internal Viewing is highly recommended to be fully appreciated

Key Features

- Ground Floor Garden Flat
- Beautifully Presented
- Yards From The Seafront
- Council Tax Band - A
- Two Bedrooms
- East Facing Garden
- Popular Location
- EPC Rating - C



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Communal Entrance

Communal front door into hall entrance leading to:

Private Entrance

Oak wood front door leading to:

Hallway

1.47 x 1.14 (4'9" x 3'8")

Wood laminate flooring, Shelving. Leading to:

Bedroom 1

3.12 x 4.30 (into bay) (10'2" x 14'1" (into bay))

Double glazed westerly aspect bay window, Feature fireplace, Grey carpet.

Lounge/Diner

3.62 x 3.40 (11'10" x 11'1")

Wood laminate flooring, Closed feature fireplace, Smoke alarm, White vertical column radiator, Under stairs storage cupboard.

Kitchen

3.01 x 3.18 (9'10" x 10'5")

Matte olive green storage units, Oak wood worktop surfaces, Built in fridge freezer, Stainless steel sink with drying rack, Integrated

electric oven, Four ring electric hob with overhead Hisense extractor fan, Marble splashback tiles, Wood laminate flooring.

Bedroom 2

2.63 x 2.90 (8'7" x 9'6")

Double glazed east facing window overlooking the rear garden, Radiator.

Bathroom

White gloss sink, White gloss WC, White heated towel rail, White gloss bath with overhead shower and mixer tap, South facing double glazed frosted window, Light grey tiling.

Rear Garden

Private east facing garden, Laid to lawn and patio area, Rear access to old bin storage access.

Tenure

Lease Length - 178 Years

Ground Rent - £240 Per Annum

Service Charge - £250 Every 6 Months

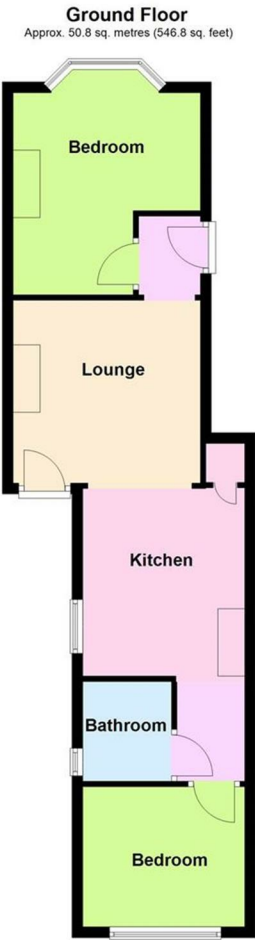


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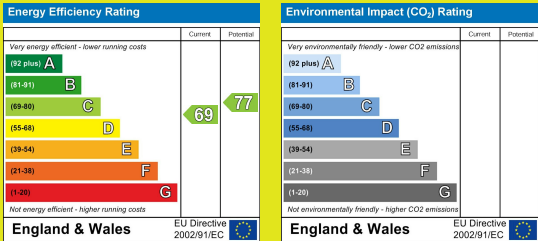
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Floor Plan Ham Road



Total area: approx. 50.8 sq. metres (546.8 sq. feet)



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