



## Windsor Road, Worthing

- Second Floor Masionette • Two Bedrooms
- Spacious Lounge
- Off Road Parking
- Leasehold
- Central Location
- EPC Rating - D (57)
- Council Tax Band - B



Offers In Excess Of  
**£220,000**  
Leasehold

Robert Luff and Co are delighted to offer to the market this second floor maisonette situated in East Worthing, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers communal entrance hall, lounge, kitchen, two bedrooms and bathroom. Other benefits include off road parking and long lease.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Front door to communal entrance hall. Storage cupboard.

### Lounge 19'0" x 9'10" (5.8 x 3)

Double-glazed bay sash style window to rear. Throughway to:

### Kitchen 8'6" x 6'6" (2.6 x 2)

A range of matching wall and base units. Worktop incorporating sink with mixer tap. Built in single oven. Four ring electric hob. Cooker hood. Space and plumbing for washing machine. Space for fridge/freezer. Sash window. Extractor fan.

### Bedroom One 11'5" x 9'6" (3.5 x 2.9)

Two double-glazed sash style window to side.

### First Floor Landing

Stairs to first floor landing.

### Bedroom Two 12'5" x 7'6" (3.8 x 2.3)

Double-glazed window. Storage cupboard.

### Bathroom

Panel enclosed bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Dual button flush WC. Extractor fan.

### Outside

Off road parking available.

### Tenure

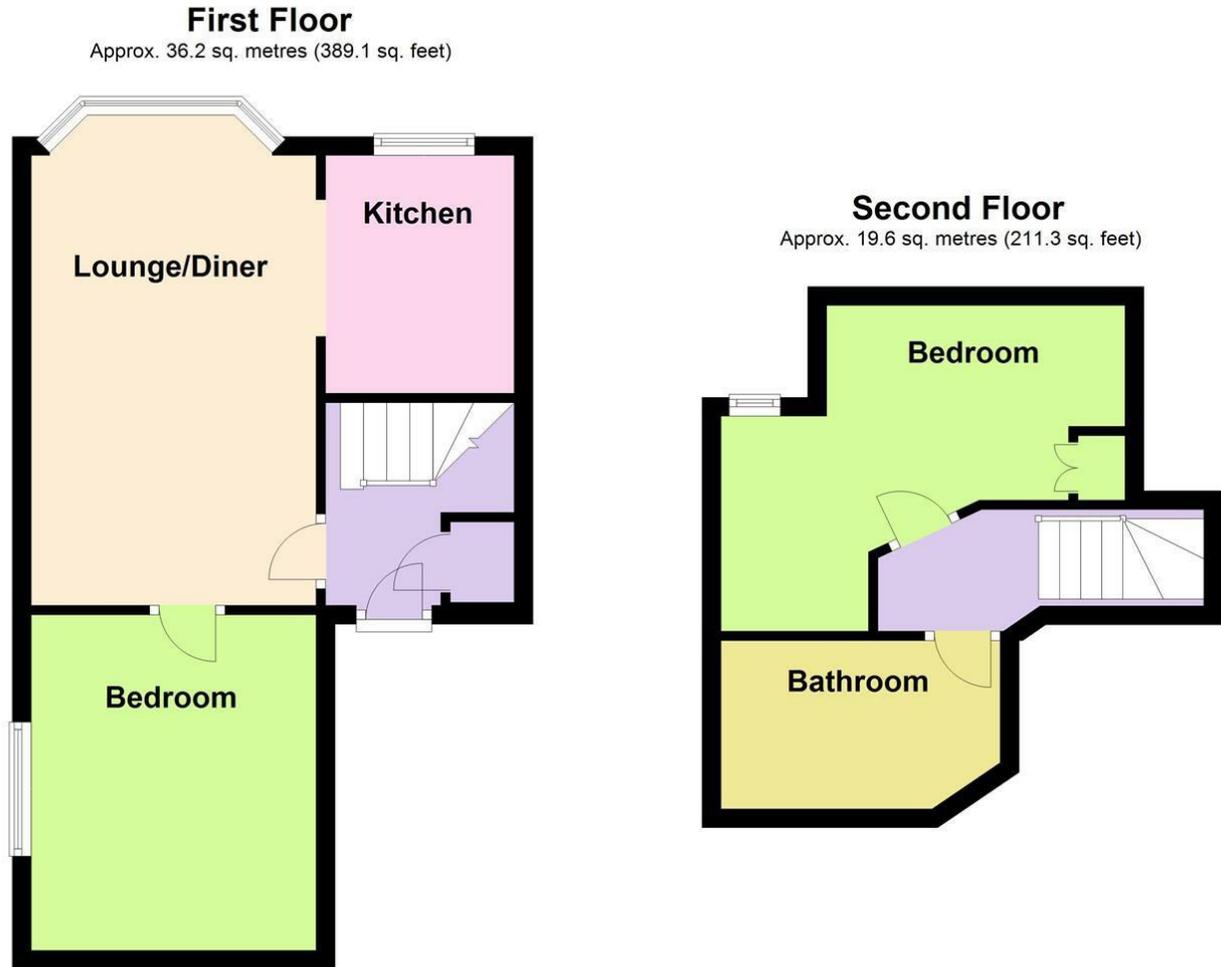
Share of Freehold. 91 years remaining on the lease. Maintenance as and when. Council Tax Band - B.



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Total area: approx. 55.8 sq. metres (600.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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(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.