



Stoke Abbott Road, Worthing

Asking Price
£1 89,950
Leasehold

- First Floor Flat
- Spacious Lounge
- Town Centre Location
- Balcony
- Leasehold
- Two bedrooms
- Distant Views of South Downs
- Recently Refitted Kitchen and Shower Room
- EPC Rating - E (46)
- Council Tax Band - A

Robert Luff and Co are delighted to offer to the market this attractive art deco first floor flat, situated in the heart of Worthing town centre, close to local shopping facilities, restaurants, bus routes and mainline station. Accommodation offers entrance hall, lounge, recently refitted kitchen, two bedrooms and recently refitted shower room. Other benefits include balcony with distant views of the South Downs. NO FORWARD CHAIN

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Accommodation

Communal Entrance

Communal front door, with stairs to first floor. Front door to

Entrance Hall

Electric panel heater. Telephone intercom entry system. Shelled cupboard.

Lounge 14'2" x 10'4" (4.34 x 3.15)

Double-glazed window. Electric heater. Double opening doors to balcony.

Balcony

Distant views over the South Downs National Park.

Refitted Kitchen 11'10" x 3'11" (3.61 x 1.20)

Newly fitted kitchen. A range of matching high gloss grey wall and base units. Carrara effect worktops incorporating a stainless steel sink with mixer tap. Four ring electric hob with extractor fan over. Electric oven. Further appliance space. Metro brick tile splash back. Double-glazed window.

Bedroom One 14'4" x 10'1" (4.38 x 3.08)

Double-glazed windows with distant views of the South Downs. Double-glazed door to balcony. Electric heater. Cupboard with hanging.

Bedroom Two 6'9" x 11'10" (2.08 x 3.63)

Double-glazed window. Electric heater. Storage cupboard.

Shower Room

Large corner shower cubicle with sliding door and fitted power shower. Pedestal wash hand basin with tiled splash back. Low level flush WC. Double-glazed window. Cupboard housing water heater. Extractor fan.



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Floor Plan

Approx. 55.4 sq. metres (596.6 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 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	

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