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## Description

\*\*\*GUIDE PRICE £200,000-£210,000\*\*\*

We are delighted to offer to market this well presented third floor flat ideally situated in the heart of this prestigious Grand Avenue location yards from the beach with town centre shops, bus routes and Worthing's mainline station nearby. Accommodation offers entrance hall, kitchen, living room, double bedroom and bathroom. Other benefits include an enclosed balcony and an allocated parking space.



## Key Features

- Well Presented Third Floor Flat
- Enclosed Balcony
- Allocated Parking Space
- Favoured Grand Avenue Location
- Close to Town Centre Shops, Bus Routes & Mainline Station Nearby
- Spacious Living Room
- Double Bedroom
- EPC RATING - C
- Yards from the Beach
- NO FORWARD CHAIN



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#### Communal Entrance

Stairs and lift to the third floor.

#### Entrance Hall

Airing cupboard with slatted shelving & housing pre lagged tank, cupboard housing electric meters with shelving, radiator.

#### Living Room

**4.52 x 4.19 (14'10" x 13'9")**

Large double glazed patio doors leading out to an enclosed balcony, telephone point, TV point, radiator.

#### Balcony

Enclosed via railings.

#### Kitchen

**2.92 x 2.29 (9'7" x 7'6")**

Double glazed window with a southerly aspect, a range of white fronted wall and base units, stainless steel sink inset to worktop with mixer tap, four ring electric hob with extractor fan above and electric oven, space and plumbing for washing machine, space for fridge freezer, space for dishwasher, cupboard enclosing Potterton boiler, tiled splash back.

#### Bedroom

**3.53 x 3.02 (11'7" x 9'11")**

Double glazed window to front aspect, TV point, telephone point, cupboard with hanging space and storage, radiator.

#### Bathroom

Panel enclosed bath with handle, mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level flush W/C, heated towel rail, tiled walls.

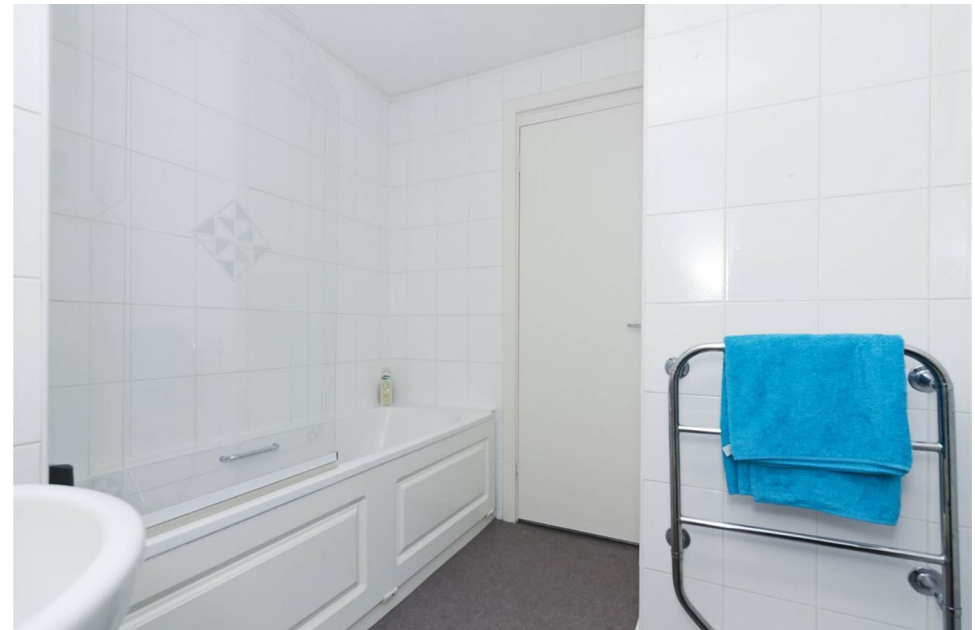
#### Parking

Allocated parking space - number 20.

#### Tenure

We have been advised that the property is a share of freehold with 979 years remaining on the lease.

Maintenance is £927 per quarter.



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## Floor Plan Grand Avenue

### Floor Plan



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (29-34) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

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