



Offers In Excess Of
£270,000
 Freehold

Gaisford Close, Worthing

- Ground Floor Flat
- Spacious Lounge
- Rear Garden
- EPC Rating - D (67)
- Freehold
- Two Good Sized Bedrooms
- FREEHOLD
- Private Entrance
- NO FORWARD CHAIN
- Council Tax Band - B

Robert Luff & Co are delighted to offer to the market this ground floor flat, situated in the heart of Tarring, close to local shopping facilities, shops, parks, restaurants, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, two good sized bedrooms and wet room. Other benefits include rear garden. NO FORWARD CHAIN

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

Entrance Hall

Frosted double-glazed door to hall. Radiator. Storage cupboard. Thermostat.

Lounge 14'4" x 12'7" (4.37 x 3.86)

Two double-glazed windows. Radiator. Tiled fireplace surround with gas fire. TV point.

Kitchen 9'5" x 8'8" (2.88 x 2.66)

A range of matching high gloss wall and base units. Worktop incorporating a stainless steel sink with mixer tap. Electric double oven. Four ring gas hob. Space and plumbing for washing machine. Space for under counter fridge. Tiled splash backs. Double-glazed window. Door to garden.

Bedroom One 12'1" x 11'10" (3.70 x 3.61)

Double-glazed window. Radiator. Wall light point.

Bedroom Two 12'8" x 8'11" (3.88 x 2.72)

Double-glazed window. Radiator. Telephone point.

Wet Room

Walk in part screen shower area with Mira shower. Low level flush WC. Wash hand basin. Tiled splash back. Extractor fan. Heated towel rail.

Outside

Rear Garden

Patio rear garden with side gate. Outside tap. Large timber storage shed/studio.

Tenure

Gaisford Close is a private road and all flats pay towards the upkeep. Council Tax Band - B



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Floor Plan

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.