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E



Description

We are delighted to offer to the market this first floor flat situated in the heart of Worthing town centre, close to local shopping facilities, parks, bus routes and the mainline station. The accommodation offers an entrance hall, lounge, double bedroom and modern shower room. Other benefits include a south facing balcony and recently updated heating and flooring.

Key Features

- First floor flat in central Worthing location
- Bright and spacious lounge with bay window
- Double bedroom with built in wardrobes
- South facing private balcony
- Modern fitted kitchen with newly installed flooring
- Double glazed door from kitchen to balcony
- Contemporary shower room with heated towel rail
- Newly installed WiFi enabled electric heating throughout
- Upgraded hot water system with WiFi timer for improved efficiency
- EPC Rating E | Council Tax Band A



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Entrance Hall

Telephone entry phone. Built in cupboard housing immersion tank. Spotlights.

Kitchen

2.13m x 1.83m (7'97 x 6'56)

A range of matching wall and base units with worktop incorporating a stainless steel sink unit and drainer. Space for electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Newly fitted flooring. Double glazed window to side. Double glazed door leading to the balcony.

Lounge

3.96m (max) x 3.81m (13'39 (max) x 12'6)

Double glazed bay window to front. Double glazed sash windows. Cupboard housing electric meters. Built in shelves. Newly installed WiFi enabled electric heater.

Bedroom

4.27m x 2.74m (14'65 x 9'98)

Dual aspect double glazed sash windows. Built in wardrobes. Newly installed WiFi enabled electric heater.

Shower Room

Modern fitted shower room incorporating enclosed shower cubicle with wall mounted electric shower. Wash hand basin. Low level flush WC. Fully tiled walls and floor. Extractor fan. Loft hatch. Newly installed electric heater and towel rail.

Balcony

South facing balcony.

Additional Information

The property also benefits from an upgraded hot water system with a WiFi controlled timer to improve energy efficiency.

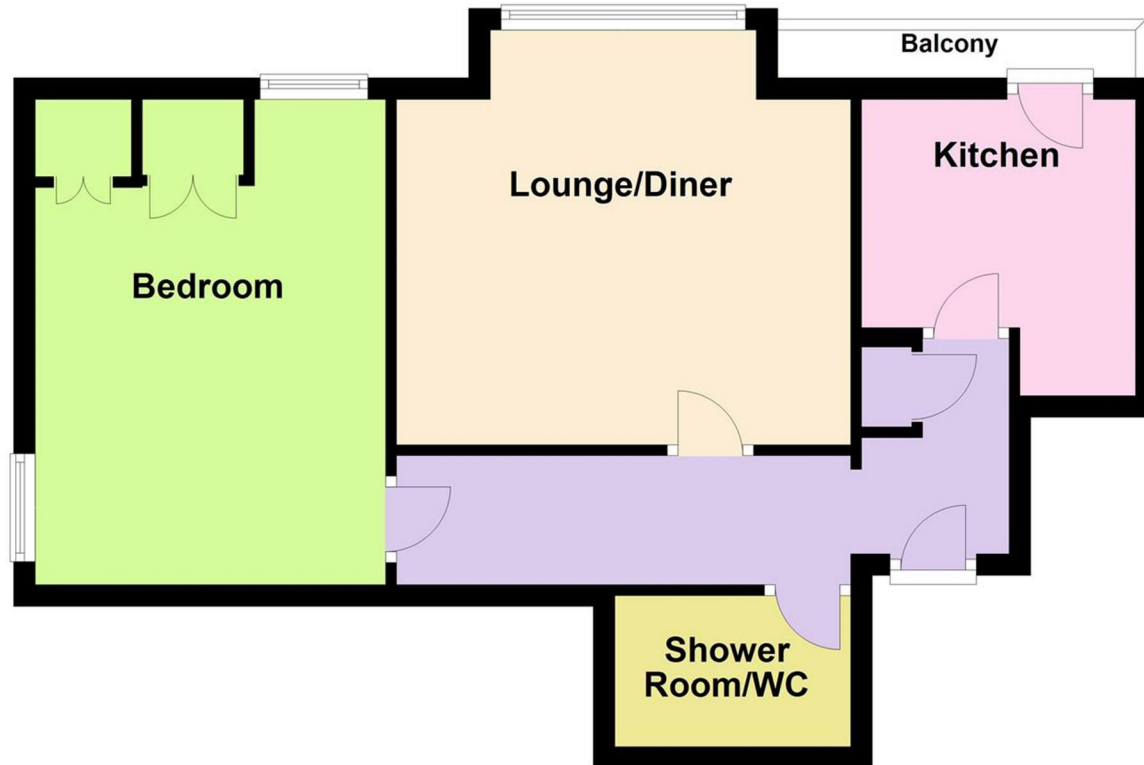
Tenure

Leasehold. 87 years remaining on the lease. Service charges approximately £1860 per annum.

Floor Plan Shelley Road

Floor Plan

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 48.3 sq. metres (519.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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