



Park Road, Worthing



Offers In Excess Of
£280,000
Freehold

- First Floor Flat
- Central Worthing Location
- Four Bedrooms
- EPC Rating - D
- Separate WC
- Council Tax Band - B
- Off Road Parking
- Freehold

Robert Luff & Co are delighted to offer to the market this spacious first floor flat situated in this central Worthing location close to town centre shops, restaurants, parks, Worthing hospital, the seafront, bus routes and mainline station. Accommodation offers entrance hall, kitchen, lounge, two bedrooms, bathroom and a separate WC. The second floor offers a further two bedrooms. Other benefits include a wealth of original features and off road parking.

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Accommodation

Communal Front Door

Opening into:

Communal Hallway

Stairs to first floor.

Front Door

Opening into:

Entrance Hall

Radiator. Coving. Storage cupboards with electric consumer unit.

Kitchen 13'5" x 12'6" (4.10 x 3.82)

A range of light wood fronted base and wall units with roll top work surface incorporating a one and a half bowl stainless steel sink with mixer tap. Electric oven. Four ring gas hob with extractor fan over. Splash back walls. Tiled floor. Space for fridge/freezer. Cupboard enclosed Worcester boiler. Vertically mounted contemporary style radiator. UPVC double glazed door to fire escape giving access to rear parking area.

Lounge 14'3" x 12'6" (4.36 x 3.82)

Attractive fire surround with tiled hearth. Radiator. Picture rail. Decorative coving. A large sash cord window. Further sash cord window to side.

Bedroom One 11'1" x 10'9" (3.40 x 3.30)

Two radiators. Sash cord window to front. Picture rail. Decorative coving.

Bedroom Two 13'5" x 11'1" (4.10 x 3.40)

Stripped wood floor. Radiator. Picture rail. Coving. Two Westerly aspect double glazed windows.

Bathroom

Panel enclosed jacuzzi bath with mixer tap and shower attachment. Pedestal wash hand basin. Fitted corner shower cubicle. Heated towel rail. Tiled walls. Extractor fan. Coving. Sash cord window.

Seperate WC

Low flush WC. Dado rail. Stripped wood floor. Double glazed frosted window.

Inner Lobby Area

Stairs up to:

Stairs

Leading up to:

Landing

Access to eaves. Radiator. Potential use for a study.

Bedroom Three 10'0" x 9'1" (3.07 x 2.78)

Eave storage cupboard. Velux window.

Bedroom Four 23'4" x 10'5" (7.12 x 3.20)

Decorate coving. Velux window. Laid wood effect flooring. Radiator. Double glazed window.

Outside Area

Off road parking to the rear.

Tenure

TBC



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Floorplan

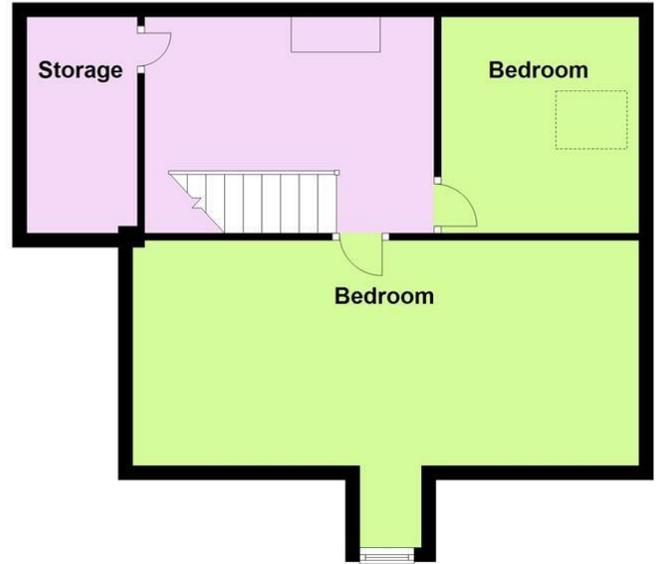
First Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



Second Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 127.2 sq. metres (1369.0 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	

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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