



Offers In Excess Of  
£175,000  
Leasehold

## Western Place, Worthing

- Open Plan Lounge/Kitchen
- Modern Fitted Kitchen
- No Chain
- Town Centre Location
- EPC Rating - E
- One Double Bedroom
- Loft Room
- Recently Refurbished
- Leasehold
- Council Tax Band - A

Robert Luff and Co are delighted to offer to the market this first floor flat, situated in the heart of Worthing, close to town centre shops, restaurants, the beach, parks, bus routes and mainline station. Accommodation offers communal front door with stairs leading to the first floor, including under stairs storage cupboard in the entrance hall, an L shaped lounge/kitchen, a double bedroom, bathroom and loft room.

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## Accommodation

### Communal Entrance

Communal front door. Stairs leading to first floor. Front door leading to:

### Entrance Hall

Understairs storage cupboard.

### Open Plan Lounge/Kitchen

L shaped lounge/kitchen.

### Lounge Area 15'10" x 11'4" (4.85 x 3.46)

Period style sash cord style window to front. Wood fire mantle. Gas fire point. Electric heater. Throughway to:

### Kitchen Area 6'5" x 6'0" (1.97 x 1.83)

A range of matching charcoal wall and base units. White worktops incorporating a stainless steel sink unit with mixer tap. Fitted electric oven. Four ring hob with extractor fan over. Space and plumbing for washing machine. Part frosted sash cord window.

### Bedroom One 13'1" x 10'11" (4.00 x 3.33)

Double-glazed window. Electric radiator. Oak panel door. Wooden fire surround with mantle. Decorative coving.

### First Floor Landing

Turn stairs. Storage area.

### Loft Room 17'0" x 12'4" max (5.20 x 3.76 max )

Two skylight windows. Electric heater. Eaves storage.

### Shower Room

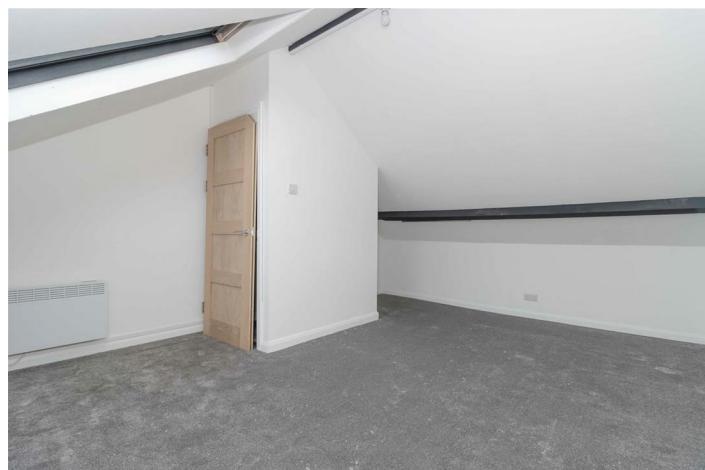
Refitted shower room with fitted corner shower cubicle with sliding doors and fitted shower. Low flush WC. Basin with mixer tap in vanity unit with drawers. Tiled floors and walls. Heated towel rail.

### Tenure

Leasehold. 999 year lease. Maintenance £1000 per annum. Freehold can be purchased at a separate cost.

### Agent Notes

Please note that the property has been tenanted since the pictures were taken.

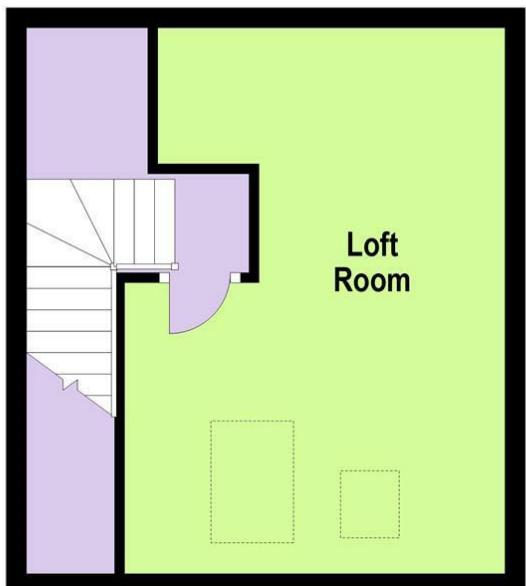


# Floorplan

## First Floor



## Second Floor



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.