



## Byron Road, Worthing



Offers In Excess Of  
£250,000  
Leasehold

- Ground Floor Apartment
- Double Bedroom
- Bedroom Two/Reception Room
- Modern Fitted Kitchen Area Two
- Beautiful Communal Gardens
- EPC Rating - D (61)
- Leasehold
- Council Tax Band - A
- Viewing Highly Recommended

Robert Luff and Co are delighted to offer to the market this ground floor apartment, situated in the heart of Worthing town centre, with town centre shops, restaurants, parks, the beach, bus routes and mainline station all nearby. Accommodation offers entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom. Other benefits include a long lease and communal gardens.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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Robert  
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Leasehold. 125 years remaining on the lease. £1390 maintenance fees payable every six months.

## Accommodation

### Communal Entrance Hall

Communal Front door leading to entrance hall. Front door leading to:

### Entrance Hall

**Open Plan Lounge/Kitchen/Diner 19'11 x 14'11 (6.07m x 4.55m)**

### Lounge/Diner Area

Double-glazed bay windows. Solid wood floor. Two vertical radiators. Ceiling Rose. Down lights.

### Kitchen Area

A range of matching solid wood wall and base units. Wooden worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in single oven. Built in hob with extractor fan over. Integrated fridge/freezer. Space for slimline dishwasher. Tiled floor. Extended breakfast bar.

**Bedroom Two/Second Reception Room 14'2 x 7'7 (4.32m x 2.31m)**

Three double-glazed windows overlooking the communal gardens. Radiator. Downlights. Tiled floor. Door leading directly to the communal gardens.

**Bedroom 11'11 x 10'3 (3.63m x 3.12m)**

Double-glazed window overlooking the gardens. Radiator. Built in wardrobe with sliding doors, hanging space and shelves. Down lights.

### Bathroom

Shower cubicle with fitted shower. Wash hand basin set into a vanity unit. Low level flush WC. Chrome towel radiator. Tiled walls. Extractor fan. Double-glazed window.

### Outside

### Communal Gardens

### Tenure

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

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## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.