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## Description

We are delighted to offer this beautifully presented first floor apartment, situated in the heart of Worthing with the seafront, town centre and bus routes all nearby.

Accommodation offers an open plan kitchen/lounge area, a large double bedroom and a modern shower room. The property also benefits from double glazing and gas fired central heating.



## Key Features

- First Floor Flat
- Modern Kitchen
- Town Centre Location
- Double Glazing
- Open Plan Living Space
- Modern Shower Room
- Close to Seafront
- Council Tax Band C







### **Communal Entrance**

With stairs leading to first floor. Door to:

### **Hallway**

Video telecom entry system, large storage cupboard housing water tank and consumer tank.

### **Open Plan Kitchen/Lounge/Diner**

**4.84 x 4.50 (15'10" x 14'9")**

Large double glazed windows to side, a range of wall and base units, quartz work surfaces, Bosch stainless steel extractor fan, four ring Bosch induction hob, integrated Bosch oven, built in wine cooler, integrated fridge/freezer, built in stainless steel one and a half bowl sink with drainer, tiled splashback and spotlights.



### **Bedroom One**

**4.74 x 3.11 (15'6" x 10'2")**

Carpets, spotlights, double bay window to side and space for wardrobe.

### **Shower Room**

**3.29 x 1.22 (10'9" x 4'0")**

Low level flush WC, part tiled walls, tiled floor, heated towel rail, spotlights, heated mirror, rainfall shower with additional handheld shower.

### **Tenure**

Leasehold

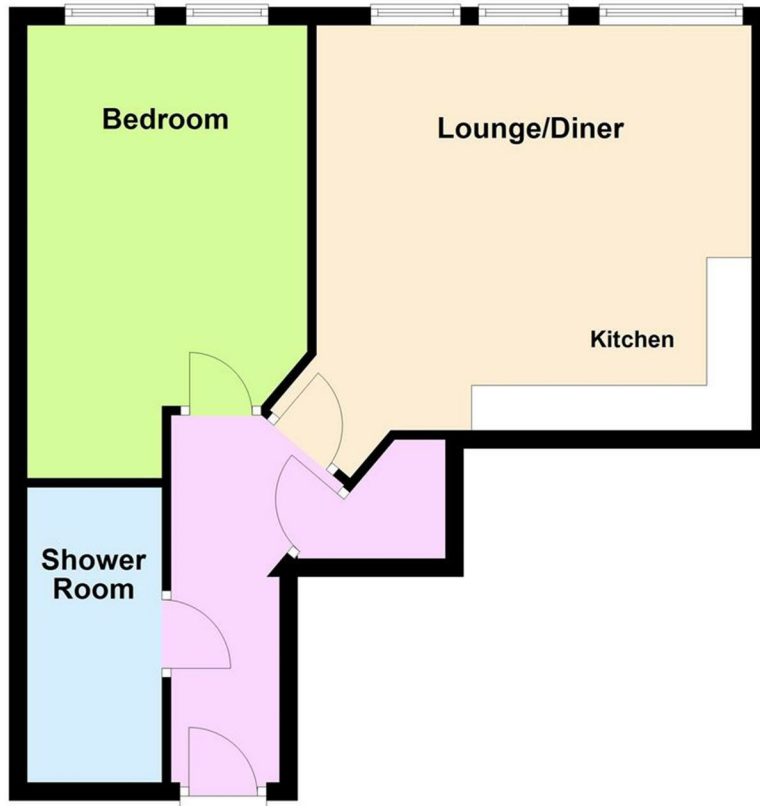
Maintenance/Ground Rent: £1200 per annum

Service Charge: £60 per annum

# Floor Plan Queens Road

## Floor Plan

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 49.9 sq. metres (536.6 sq. feet)



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

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