



## Littlehampton Road, Worthing

Offers In Excess Of  
£170,000  
Leasehold

- Ground Floor Flat
- Refurbished Throughout
- Spacious Double Bedroom
- EPC Rating - TBC
- Modern Fitted Shower Room
- Council Tax Band - B
- Open Plan Kitchen/Lounge
- Leasehold

We are delighted to offer to the market this beautifully refurbished one bedroom ground floor flat with local shops, amenities, bus routes, the mainline station, and easy access to both the A24 and A27 all nearby. Accommodation offers an open-plan kitchen/lounge, a spacious double bedroom, and a modern fitted bathroom. Other benefits include a phone entry system, double glazing, and unallocated off-road parking.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

Phone entry system. Stairs to all floors.

### Front Door

Opening into:

### Kitchen/Lounge/Diner Room 21'2" x 10'2" (6.46 x 3.11)

Phone entry system.

### Kitchen Area

Newly fitted kitchen with a range of wall and base units. Work surface incorporating a sink with drainer. Integrated electric hob and oven with extractor fan over. Integrated fridge with freezer compartment. Integrated bin. Plumbed in washing machine. Breakfast bar. Storage cupboard housing water heater.

### Lounge/Diner Area

WiFi activated electric radiator. TV point. Double glazed windows to rear. Double glazed door to south facing terrace.

### Bedroom 13'11" x 8'7" (4.25 x 2.63)

WiFi activated electric radiator. TV point. Double glazed windows to front.

### Shower Room

Tiled walls and flooring. Shower cubicle with electric shower. Shaver point. Back-lit mirror with demist feature. Extractor fan. Dual button WC. Electric towel rail.

### Residents Parking

Unallocated off-road parking.

### Tenure

Leasehold with approximately 137 years remaining on the lease.

Annual Maintenance - £1,515



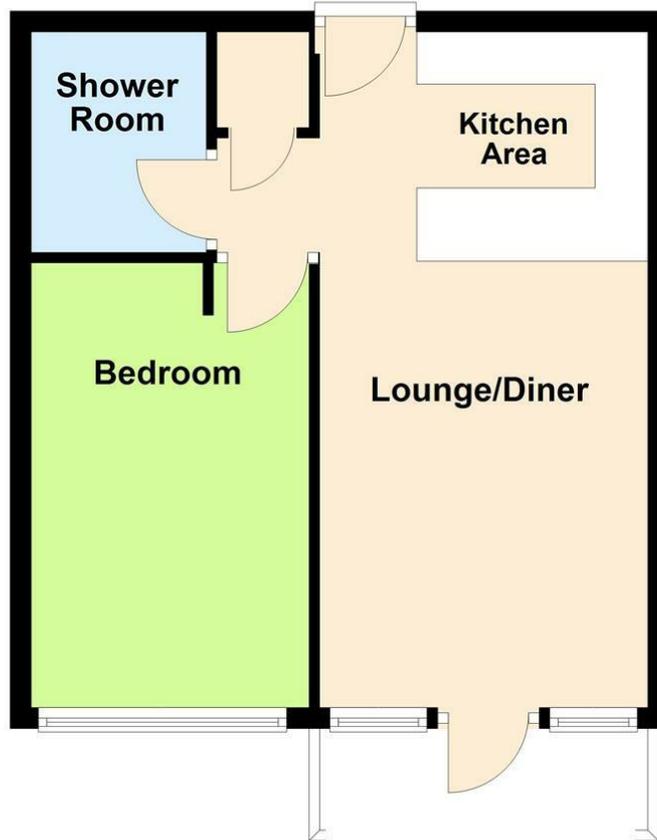
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

## Floor Plan

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 37.8 sq. metres (406.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.