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Description

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, top floor apartment set within this iconic building, yards from the mainline station with town centre shops, restaurants, parks, bus routes and the beach all nearby.

Accommodation offers entrance hall, beautiful lounge area opening through into a modern kitchen, a double bedroom and beautifully finished family bathroom. Other benefits include double glazing, gas fired central heating, a long lease and no chain.

All the apartments are sold with a 10 year NHBC new home warranty.



Key Features

- Newly Converted Top Floor Apartment
- Open Plan Kitchen/Lounge/Dining Room
- 10 Year NHBC New Home Warranty
- Double Glazing
- No Chain
- Double Bedroom
- Yards from Mainline Station
- Gas Fired Central Heating
- Long Lease



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Private front door with spy hole leading into:

Entrance Hall

Oak effect flooring throughout, wall mounted entry phone, skimmed ceiling with spotlights. Door leading into:

Open Plan Kitchen/Lounge/Dining Space

8.85 x 4.23 (29'0" x 13'10")

Being a double aspect room with two double glazed Velux windows to side aspect enjoying stunning views across the whole of the South Downs, oak effect flooring throughout, tv point, telephone point, built in cupboard providing ample storage housing combi boiler, two radiators, space for formal dining room table and chairs, and wall mounted digital thermostat. The kitchen comprises a single sink unit inset to a granite effect work top with designer mixer tap and drainer, matching range of matt wall and base units with built in oven, four ring hob and extractor above, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher,

matching granite effect splashback, skimmed ceiling with spotlights and smoke alarm.

Bedroom One

4.45 x 3.41 (14'7" x 11'2")

Double glazed Velux windows to front aspect enjoying beautiful views across the South Downs, radiator, tv point, telephone point, built in cupboard housing electric fuse board, space for wardrobes and skimmed ceiling.

Newly Fitted Bathroom

Fully tiled floor, tiled enclosed bath with designer chrome mixer tap, shower attachment and glass screen, low level flush WC, wash hand basin with matching chrome designer mixer tap inset to vanity unit below, wall mounted chrome heated towel rail, part tiled walls with feature mirrored insert, skimmed ceiling, extractor fan and spotlights.

Tenure

Leasehold - 125 years

Service charge - £1200 per annum

Ground rent - £150 per annum

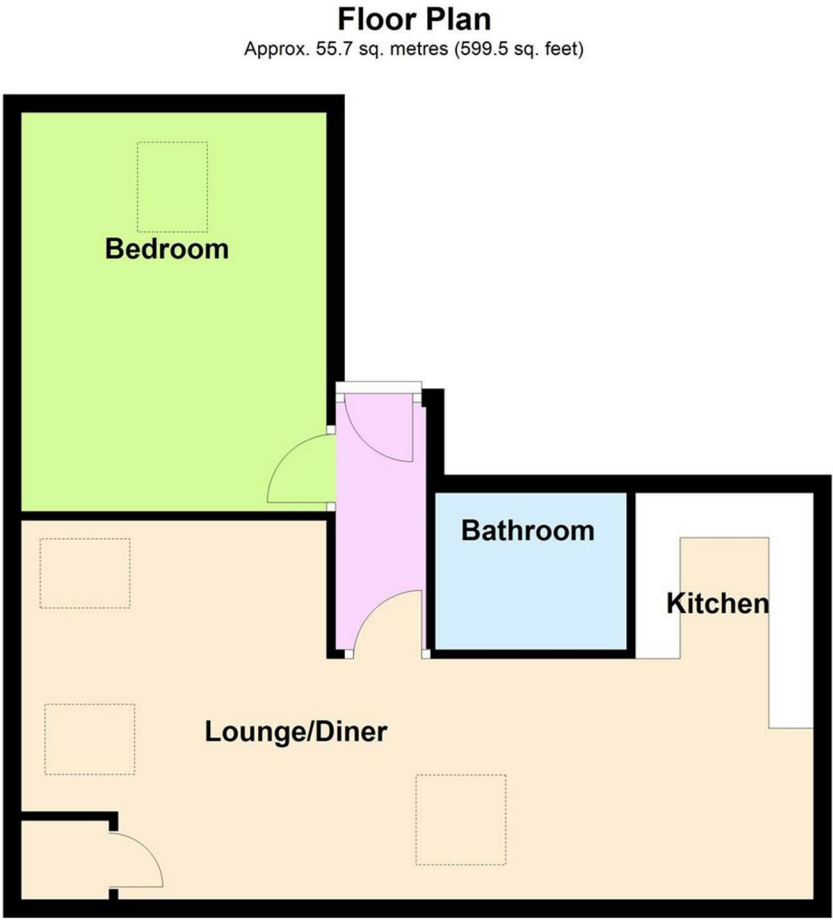


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Floor Plan Northcourt Road



Total area: approx. 55.7 sq. metres (599.5 sq. feet)



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