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Description

Robert Luff & Co are pleased to present this two bedroom first floor flat situated within a mile of Worthing town centre with the mainline station and local buses close by, allowing easy access to surrounding areas.

Accommodation offers a dual aspect open plan lounge/kitchen, one double bedroom and a further single bedroom which would make an ideal home office. The property also benefits from off road parking and a garage.

Key Features

- First Floor Flat
- Open Plan Kitchen/Lounge/Diner
- Garage
- Double Glazing
- EPC Rating C
- Two Bedrooms
- Off Road Parking
- Communal Gardens
- Gas Fired Central Heating
- Council Tax Band A



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Communal stairs to first floor with front door to:

Hallway

With telephone entry system, coving and door to:

Kitchen/Lounge/Diner

4.50 x 3.90 (14'9" x 12'9")

Dual aspect double glazed windows facing both south and west, coving, radiator, range of light wood fronted wall and base units, roll top working surfaces incorporating a stainless steel sink with mixer tap, electric oven, four ring hob with extractor fan over, integrated fridge, space and plumbing for washing machine and tiled splashbacks.

Bedroom One

3.35 x 3.35 (10'11" x 10'11")

Double glazed south facing window, coving and radiator.

Bedroom Two

2.89 x 1.92 (max into recess) (9'5" x 6'3" (max into recess))

Double glazed window, coving, wall mounted Worcester boiler and radiator.



Bathroom

Tiled enclosed bath, telephone style mixer tap with shower attachment, low flush WC, pedestal basin, tiled splashbacks, heated towel rail and tiled floor.

Communal Gardens

Mainly laid to lawn with borders.

Garage

With up and over door.

Tenure

Leasehold

108 years remaining.

Ground Rent: £85 per annum.

Maintenance Charge: £500 - 6 monthly.

Floor Plan Bulkington Avenue

Floor Plan

Approx. 41.3 sq. metres (444.3 sq. feet)

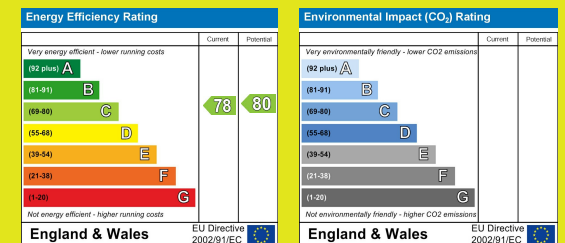


Total area: approx. 41.3 sq. metres (444.3 sq. feet)

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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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