



Westland Avenue, Worthing

Price
£265,000
Share of Freehold

- First Floor Flat
- Two Bedrooms
- Open Plan Kitchen/Lounge
- Recently Redecorated Throughout
- Rear Garden
- EPC Rating - E
- Council Tax Band - A
- Share of Freehold

Robert Luff & Co are delighted to offer to the market this beautiful two bedroom first floor flat conversion situated in the sought after Tarring location close to local shops, amenities, schools, bus routes and mainline station. Accommodation offers entrance hallway, lounge/kitchen, two bedrooms and a bathroom. Other benefits include being recently redecorated throughout and a large rear garden.

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**Robert
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Accommodation

Private Entrance

To:

Hallway

Stairs up to:

First Floor

Radiator. Loft hatch. Downlighters. Double glazed window. Door to:

Lounge/Kitchen 13'1" x 13'1" (4.00 x 4.00)

Kitchen Area:

Attractive white fronted kitchen with wood effect work surface incorporating stainless steel sink with mixer tap. Glass splashback. Electric oven. Electric four ring hob with extractor fan over. Integrated fridge/freezer. Double glazed window with view of rear garden.

Lounge Area:

Radiator. Dimmer switches. Downlights.

Bedroom One 11'2" x 10'11" (3.42 x 3.34)

Radiator. TV point. Picture rail. Coving. Southerly aspect double glazed window.

Bedroom Two 7'8" x 7'8" (2.35 x 2.34)

Radiator. Southerly aspect double glazed window.

Bathroom

Refitted bathroom. P-shaped bath, mixer tap and fitted over bath shower offering a rainfall head plus separate attachment. Basin set in a vanity unit with mixer tap. Low flush WC. Carrara marble effect tiling. Heated towel rail. Frosted double glazed window.

Rear Garden

Lawn area. A range of mature trees and shrubs.

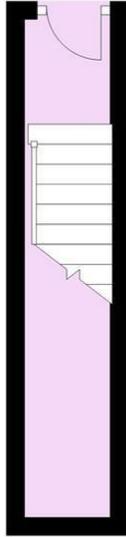


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Ground Floor
Approx. 5.2 sq. metres (55.8 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 52.8 sq. metres (568.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.