



£975

St. Anselms Road, Worthing

- Ground Floor Flat
- One Double Bedroom
- Shower Room
- Rear Garden
- Modern fitted kitchen
- EPC Rating - C
- Council Tax Band - A
- Double glazing

Robert Luff & Co are delighted to offer to the market this well presented ground floor flat situated in this ideal West Worthing location close to local shops, parks, bus routes and mainline station.

Accommodation offers a private entrance, lounge/kitchen, one double bedroom and a shower room. Other benefits include a rear garden.

VIEWINGS ON 21ST OF OCTOBER BETWEEN 12:00 - 13:00 - PLEASE CALL TO BOOK YOUR VIEWING SLOT.

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

Private Front Door

Into:

Lounge/Kitchen 19'4" into bay x 10'6" (5.90 into bay x 3.22)

Lounge Area:

TV point. Radiator. Double glazed bay window to front.

Kitchen Area:

Fitted kitchen with a range of base and wall units. Sink with drainer. Integrated electric oven. Integrated gas hob with extractor over. Integrated fridge/freezer. Integrated washing machine. Tiled splashback. Cupboard housing combi boiler.

Bedroom 10'2" x 9'10" (3.12 x 3.00)

Radiator. Double glazed doors out onto rear garden.

Shower Room

Dual button WC. Shower cubicle. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Double glazed frosted window to rear.

Rear Garden

Low maintenance. Fence panel enclosed. Patio area. Gated side access.

Front Garden

Wall enclosed.

Tenure

Leasehold with 110 years remaining. Maintenance charge of £365 every six months which includes building insurance and ground rent.

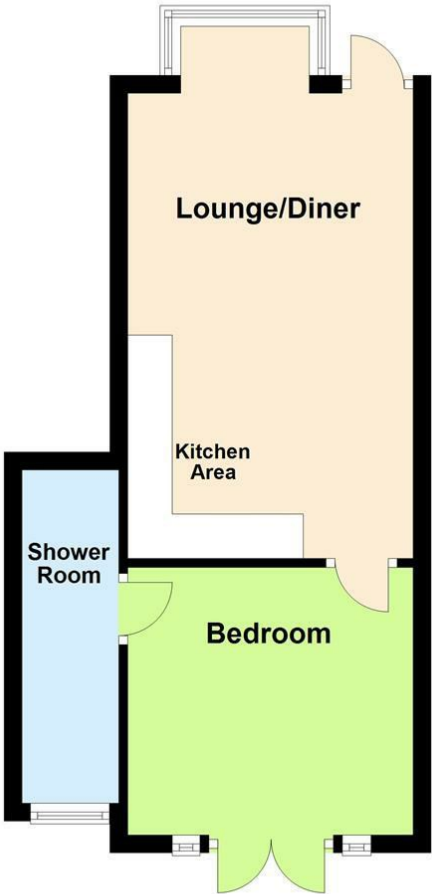


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Floor Plan
Approx. 31.8 sq. metres (342.0 sq. feet)



Total area: approx. 31.8 sq. metres (342.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.