



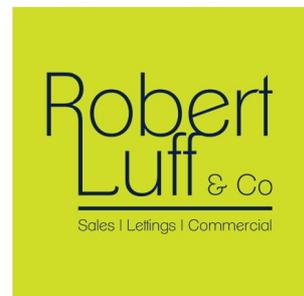
Downview Road, Worthing

Price
£210,000
Leasehold

- Ground Floor Flat
- Close to the Mainline Station
- Two Double Bedrooms
- EPC Rating - C
- Lounge/Dining Room
- Council Tax Band - B
- Garage
- Leasehold

Robert Luff & Co are delighted to offer to market this ground floor flat ideally situated in this sought after West Worthing location close to the town centre shops, restaurants, schools, parks, bus routes and the mainline station. Accommodation offers entrance hall, lounge / dining room, kitchen, two double bedrooms and a bathroom. Other benefits include a garage in compound.

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Accommodation

Communal Entrance

Door to communal hallway with front door into flat.

Hallway

Intercom system, storage cupboard.

Lounge 13'3" x 12'11" (4.06 x 3.96)

TV and telephone point, radiator, double glazed window, coving.

Kitchen 13'5" x 7'10" (4.09 x 2.4)

A range of light wood fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to worktops, four ring gas hob, electric oven, space for fridge freezer, radiator, double glazed window, wall mounted boiler, space and plumbing for dishwasher and washing machine, tiled splash back, radiator.

Bedroom One 11'5" x 10'9" (3.50 x 3.28)

Double glazed window, radiator, fitted wardrobe.

Bedroom Two 13'1" x 9'10" (4.0 x 3.02)

Fitted wardrobe, double glazed window, radiator.

Bathroom

Panel enclosed bath with mixer shower attachment and handles, wash hand basin set into vanity unit with mixer tap, low level flush W.C, radiator, airing cupboard, extractor fan.

Garage

In compound with up and over door.

Tenure

The property is leasehold with approximately 955 years remaining.

Service charges - £960 per annum.

Ground rent - £20 per annum.

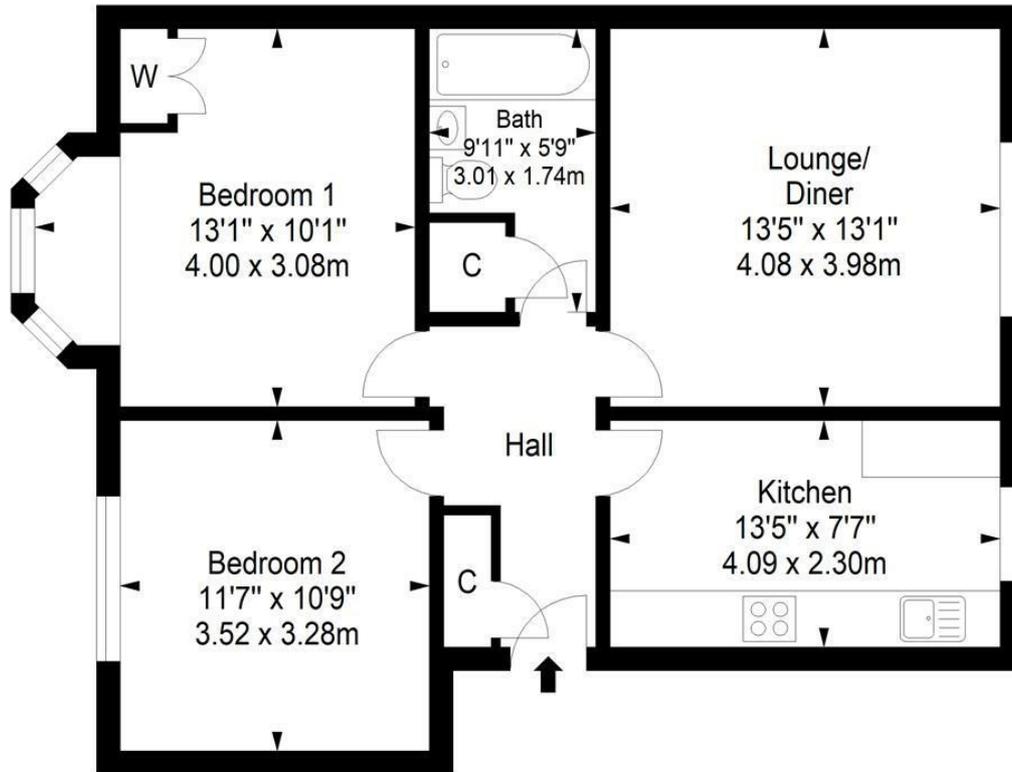


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Ground Floor



Approximate gross internal floor area 65.8 sq m/ 708.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very 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		72	81
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		68	78
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.