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Description

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, ground 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 with 16 foot ceilings 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 Ground Floor Apartment
- Yards from Mainline Station
- Private Terrace
- Gas Fired Central Heating
- Long Lease
- One Double Bedroom
- 10 Year NHBC New Home Warranty
- 16 Foot Ceilings
- Double Glazing
- No Chain



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Private front door with spy hole leading into:

Entrance Hall

Oak effect flooring throughout, wall mounted entry phone, wall mounted digital thermostat, skimmed ceiling with spotlights and smoke alarm. Door leading into:

Open Plan Kitchen/Dining/Living Space

6.92 x 3.32 (22'8" x 10'10")

Feature oversized new double glazed sash windows overlooking the front, oak effect flooring throughout, radiator, tv point, telephone point, built in cupboard housing combi boiler and providing storage, further built in electric cupboard housing the fuse box, space for a formal dining room table and chairs, and lounge area with two double glazed windows to side aspect. The kitchen offers a stainless steel sink unit with chrome designer mixer tap and drainer inset to a marble effect roll top work surface, matching range of matt wall and base units with built in oven, four ring hob, extractor fan above, integrated washer/dryer, integrated fridge/freezer. marble effect splashback and skimmed ceiling with spotlights.



Bedroom One

7.07 x 2.76 (max) (23'2" x 9'0" (max))

Full height double glazed panelled windows with sliding door leading out onto private terrace, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

Newly Fitted Bathroom

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

Tenure

Leasehold - 125 years

Service charge - £1200 per annum

Ground rent - £150 per annum

Floor Plan Northcourt Road



Total area: approx. 48.6 sq. metres (523.2 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					
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.