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## Description

We are are delighted to offer this purpose built first floor floor flat, ideally situated in favoured West Worthing with local shopping facilities, parks, restaurants, bus routes and mainline station all nearby.

Accommodation offers modern kitchen, lounge/diner, two double bedrooms and bathroom. The property also benefits from double glazing, gas fired central heating and communal gardens.

## Key Features

- First Floor Flat
- Modern Kitchen
- Double Glazing
- Popular West Worthing Location
- Two Double Bedrooms
- Triple Aspect Lounge/Diner
- Gas Fired Central Heating
- Council Tax Band B





### Hallway

Grey effect wood flooring and storage.

### Kitchen

**3.27 x 2.28 (10'8" x 7'5")**

Range of white gloss wall and base units, space for fridge/freezer, space for washing machine, cupboard housing Worcester combi boiler, electric oven, induction four ring hob, stainless steel extractor fan, double glazed window, stainless steel sink with drainer, wooden door with glass panelling.

### Lounge/Diner

**7.19 x 3.20 (23'7" x 10'5")**

Triple aspect double glazed windows, wooden door with glass panelling, wood effect flooring, two radiators, coving, plug sockets and tv point.

### Bedroom One

**3.82 x 3.22 (12'6" x 10'6")**

Ceiling light, space for large wardrobe, radiator, double glazed west facing window overlooking communal gardens, carpet and multiple plug sockets.

### Bedroom Two

**4.01 x 2.60 (13'1" x 8'6")**

Spotlights, coving, grey carpet, radiator, large double glazed window overlooking communal grounds and multiple plug sockets.

### Separate WC

Double glazed window, tiled floors, low level flush WC and radiator.

### Bathroom

**2.55 x 1.77 (8'4" x 5'9")**

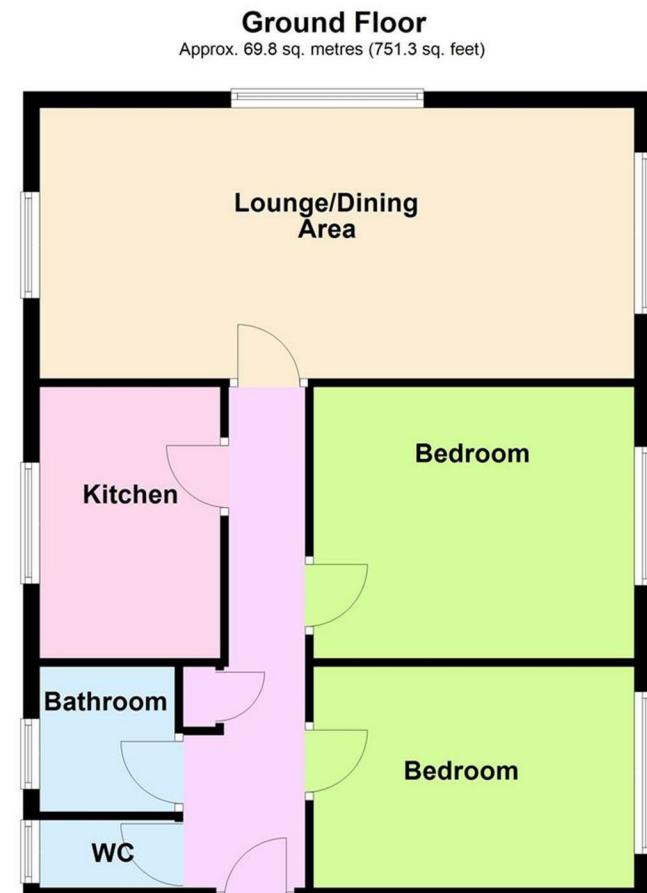
Frosted double glazed window, wash hand basin, fully tiled walls, tiled floor, bath with overhead electric shower, and radiator.

### Tenure

Leasehold with remainder of 999 year lease.

Service Charges: £980 every six months.

## Floor Plan Rugby Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	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		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.

Robert  
Luff & Co