# Robert Luff & co

# Northcourt Road, Worthing

Leasehold - Asking Price £275,000







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## **Description**

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, first 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 opening through into a modern kitchen, two double bedrooms 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 First Floor **Apartment**
- Yards from Mainline Station
- Open Plan Kitchen/Lounge/Dining Room
- Double Glazing
- No Chain

- Two Double Bedrooms
- 10 Year NHBC New Home Warranty
- Gas Fired Central Heating

















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 smoke alarm and spotlights. Door leading into:

#### Kitchen/Lounge/Dining Room 7.48 (max) x 3.40 (24'6" (max) x 11'1")

Oversized newly fitted double glazed sash windows to front enjoying beautiful views of the South Downs, oak flooring throughout, radiator, tv point, telephone point, build in cupboard housing electric box, further built in cupboard housing combi boiler providing storage, space for formal dining table and chairs, and living area with further double glazed window to side aspect. The kitchen offers single stainless steel sink unit with chrome mixer tap and drainer inset to a marble effect roll top work surface, matching matt wall and base units with built in eye level oven with four ring hob and stainless steel extractor above, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, matching marble effect splashback, skimmed celling with spotlights.

#### Bedroom One 4.24 x 2.82 (13'10" x 9'3")

Two double glazed windows to rear aspect, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

#### Bedroom Two 4.51 x 2.82 (14'9" x 9'3")

Double glazed window to side aspect, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

#### **Newly Fitted Bathroom**

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

Floor Plan

Approx. 57.9 sq. metres (623.1 sq. feet)

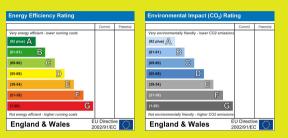


Total area: approx. 57.9 sq. metres (623.1 sq. feet)

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