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Description

Robert Luff & Co are delighted to offer to the market this one bedroom first floor flat situated within a few minutes walk of Worthing station, close to town centre shops, restaurants, parks, bus routes and the seafront. Accommodation offers an open plan kitchen/lounge, one double bedroom and a modern shower room. Other benefits include an upgraded electric WiFi heating system.



Key Features

- First Floor Flat
- One Double Bedroom
- Open Plan Kitchen/Lounge
- Shower Room
- Modern WiFi Heating and Hot Water System
- Central Worthing Location
- Close to Mainline Station
- EPC Rating - C
- Council Tax Band - A
- Leasehold





Communal Front Door

Phone entry system. Stairs to first floor.

Private Front Door

Opening into:

Lounge / Kitchen

6.86m x 2.51m (22'6" x 8'3")

White soft closing base and wall units. Basin with drainer. Electric oven with induction hob with overhead extractor fan and glass splash back. Integrated fridge with freezer compartment, washer/dryer and dishwasher. Fitted microwave. Spot lights. Openreach full fibre Internet service. Loft access.



Bedroom

3.43m x 2.11m (11'3" x 6'11")

Fitted wardrobes with hanging space and shelving. Fitted shelves and desk space.

Bathroom

Corner shower with wall mounted shower. Basin set in vanity unit. WC. Electric heated wall mounted towel rail. Cupboard with modern fitted two year old electric WiFi hot water system. Wall mounted mirrored cabinet with Bluetooth music system.

Tenure

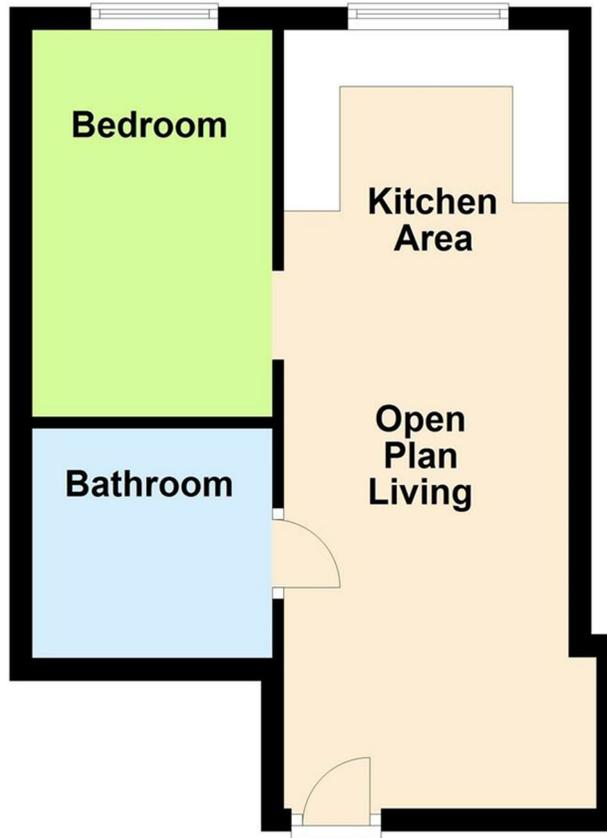
Leasehold - 169 years remaining

Maintenance - £1,100 p.a.

Ground rent - £100 p.a.

Floor Plan Westcourt Road

Floor Plan



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

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