

- Large Split Level Garden
- SHORT TERM 6 MONTH LET ONLY

- · Spacious Westerly Aspect
- · Garage In Compound
- EPC Rating C

ROBERT LUFF & CO are delighted to offer to the rental market this beautifully presented two-bedroom ground floor garden flat, ideally situated in the sought-after West Worthing

The accommodation comprises a spacious and modern open-plan kitchen, lounge, and drining area, providing an excellent space for living and entertaining. There are two

Other benefits of this property include underfloor heating, a newly installed boiler, and double glazing throughout, offering energy efficiency and comfort. Outside, the flat boasts a

This wonderful flat combines modern living with excellent amenities in a highly desirable area.

SHORT TERM SIX MONTH ONLY LET.





## **Accommodation**

Communal entrance door to light oak front door leading to:

#### Entrance Hallway

Telephone intercom phone. Cloak cupboard with hanging space and plumbing for a washing machine and an electric consumer unit. Underfloor heating thermostat. Door to:

# Kitchen/Lounge/Diner 28'1" x 10'2" (8.56 x 3.10)

Kitchen area - Range of light fronted high gloss base and wall units. Roll top working surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Four ring gas hob with extractor fan over. Integrated fridge/freezer. Electric oven. Cupboard enclosed Bowman boiler. Stack of draws. Tiled floor. Coving.

Lounge/Diner Area - Dual aspect double glazed windows. Double glazed bay window to front with westerly aspect. Telephone and TV point. Underfloor heating.

### Bedroom one 12'7" x 9'6" (3.84 x 2.92)

Double glazed window and door with built in blinds. Fitted wardrobe with hanging and shelving. Door to:

### En-suite Shower Room

Shower cubicle with sliding door and fitted shower. Low level flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Down lights. Wood effect flooring.

# Bedroom Two 12'1" x 9'7" (3.70 x 2.93)

Double glazed window and door giving access to rear garden. TV point. Coving. Fitted white wood fronted wardrobe with hanging and shelving.

#### Bathroom

'P' shaped panel enclosed bath with shower screen, mixer tap, and shower attachment. Pedestal wash hand basin with mixer tap. Low level flush WC. Heated towel rail. Wood effect flooring. Down lights.

## Rear Garden

Laid lawn area. Patio and path with steps leading to a raised patio area. Wall and rail enclosed. Outside tap. Outside power point.

### Tenure

Leasehold property with approximately 88 years remaining on lease.

Annual Maintenance - £2,429.80

Annual Ground Rent - £250

Council Tax Band - C



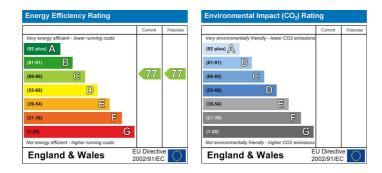








Total area: approx. 67.6 sq. metres (728.1 sq. feet)



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