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2



1



E



## Description

We are delighted to offer to the market this third floor flat, with distant sea views, situated just off Worthing sea front, close to shops, restaurants, the beach, Worthing Hospital, bus routes, and mainline station.

Accommodation comprises of lounge, modern kitchen, two good sized bedrooms, bathroom and separate WC. Other benefits include long lease, refurbished in 2019 and double-glazed windows.

NO FORWARD CHAIN



## Key Features

- Third Floor Flat
- Two Good Sized Bedrooms
- Bathroom and Separate WC
- Long Lease
- EPC Rating E
- Distant Seaviews
- Lounge
- Communal gardens
- NO FORWARD CHAIN
- Council Tax Band B



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Robert  
Luff & Co



### **Communal Entrance Hall**

Stairs and lifts to all floors.

### **Entrance Hall**

Front door to hall way with two storage cupboards.

### **Lounge**

**4.53 (max) x 4.28 (max) (14'10" (max) x 14'0" (max))**

Double-glazed window with westerly aspect views. Electric heater.

### **Kitchen**

**3.56 x 1.96 (11'8" x 6'5")**

A range of high gloss white wall and base units. Stainless steel sink. Fitted electric oven and electric hob. Tiled splash back walls. Tiled floor. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window with distant sea views.

### **Bedroom One**

**3.96 (max) x 3.4 (12'11" (max) x 11'1")**

Double-glazed window. Built in storage cupboard. Electric heater.

### **Bedroom Two**

**3.35 (max) x 2.70 (10'11" (max) x 8'10")**

Double-glazed window. Electric heater.

### **Bathroom**

White bathroom suite including a panel enclosed bath with shower over and screen. Hand wash basin set in vanity unit with mixer tap. Tiled walls and floor.

### **Separate WC**

Low level flush WC. Wash hand basin set into vanity unit with mixer tap.

### **Outside**

Communal gardens

### **Tenure**

Leasehold - 103 years remaining (tbc)  
Ground Rent- £260 Per half year  
Maintenance - £160 Per month



\* Disclaimer: Photographs were taken before current tenancy.

