



## Grand Avenue, Worthing



Price  
£350,000  
Leasehold

- Spacious Second Floor Apartment
- Two Double Bedrooms
- Lounge/Diner
- West Facing Balcony
- Gas Fired Central Heating
- Residents Off Road Parking
- Communal Gardens
- EPC Rating - C
- Council Tax Band - C
- Leasehold

Robert Luff & Co are delighted to offer to the market this beautifully presented and refurbished second floor apartment situated in the popular grand avenue district with local shops, amenities, parks, bus routes, the seafront and mainline station all nearby. The spacious accommodation offers entrance hall, refitted kitchen, lounge/diner, two double bedrooms, shower room and a separate WC. Other benefits include residents unallocated off road parking, a West facing balcony, double glazing and gas fired central heating.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

Stairs and lift up to second floor.

### Glazed Front Door

Opening into:

### Spacious Entrance Hall 10'4" x 9'4" (3.15 x 2.87)

Telephone entry system. Radiator. Thermostat control. Storage cupboard with shelf housing electric consumer unit. Cloak cupboard with hanging rail and shelf. Further cupboard with shelving. Coving. Through way to:

### Inner Hallway/Study 11'5" x 7'3" (3.50 x 2.22)

Radiator. Coving. Throughway to:

### Refitted Kitchen 14'4" x 11'8" (4.38 x 3.56)

A range of white fronted shaker style base and wall units. Marble effect roll top work surfaces incorporating a window seat area with cupboards under. Sink with mixer tap. Fitted AEG fan assisted oven. AEG four ring electric hob with extractor fan over. Metro-brick grey tiling. Dual aspect double glazed windows. Space and plumbing for washing machine. Space for breakfast table. Useful larder cupboard. Cupboard enclosed Alpha boiler with shelving and gas meter. Dimmer switch. Dual aspect double glazed windows.

### Lounge 20'10" x 11'7" (6.36 x 3.54)

Radiator. Coving. Feature wooden fire surround with marble insert and hearth. TV point. Dual aspect double glazed windows. Double glazed door to balcony.

### Bedroom One 11'9" x 16'6" (3.59 x 5.05)

Radiator. Telephone point. Two double wardrobes with hanging space and shelving over. Coving. Full width double glazed window with Westerly aspect.

### Bedroom Two 11'6" x 10'4" (3.53 x 3.16)

Radiator. Two double wardrobes with hanging space and shelving. Full width double glazed windows.

### Bathroom

Fitted corner shower with Mira power shower. bidet with mixer tap. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled splash back walls. Radiator. Shaver point. Towel rail. Frosted double glazed windows.

### Seperate WC

Low flush WC. Pedestal wash hand basin. Radiator. Tiled splash back. Frosted double glazed windows.

### Balcony

Westerly aspect balcony. Balustrade enclosed. Tiled floor.

### Outside

Attractive communal gardens. Residents parking.

### Tenure

Leasehold with 130 years remaining. Service charge of approximately £3000 per annum including a £541.66 reserve fund.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

**Floor Plan**

Approx. 102.7 sq. metres (1105.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.