



Highdown Avenue, Worthing

- Purpose Built Flat
- Modern Kitchen
- Open-Plan Living Area
- Off-Road Parking
- EPC Rating - C

Offers Over
£145,000
Leasehold - Share of

We are delighted to offer to the market this beautifully presented purpose-built ground floor flat situated in this ideal Tarring location close to local shops, , schools, parks, bus routes, the mainline station and having easy access to both the A27 and A24. Accommodation comprises an open-plan living space, a modern kitchen, and a shower room. Other benefits include a private entrance and off-road parking.

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

UPVC front door to:

Entrance Hallway

Door to:

Open-Plan Living 16'5" max x 14'9" (5.01 max x 4.52)

Radiator. Double glazed window. Double doors leading to area with ample storage.

Kitchen 7'6" x 5'11" (2.31 x 1.81)

Range of white fronted wall, base and drawer units. Roll top working surfaces incorporating a one and a half bowl basin and drainer with mixer tap. Integrated oven. Four ring gas hob with overhead extractor fan above. Tiled splashback. Double glazed window. Space for white goods.

Shower Room 5'11" x 5'2" (1.81 x 1.60)

Corner shower with wall mounted shower and controls. Radiator. Wash hand basin and pedestal. Low level flush WC. Frosted double glazed window. Wall mounted heated towel rail.

Tenure

Leasehold Share Of Freehold with approximately 978 years remaining.

Annual Service Charge - £860.44



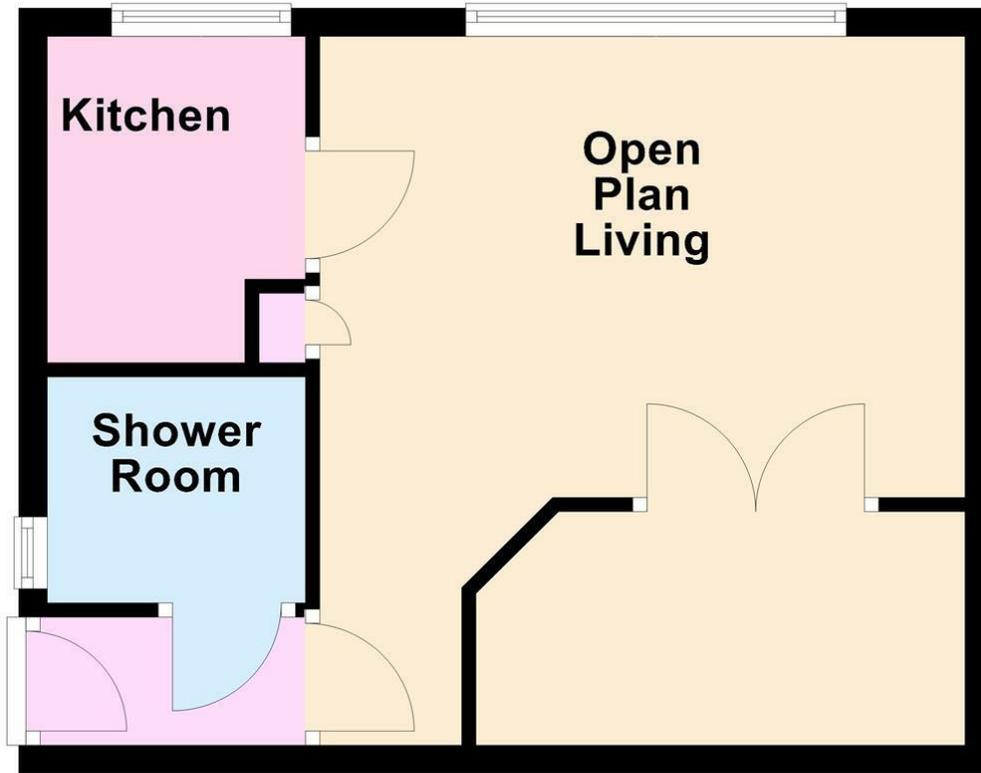
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 32.2 sq. metres (347.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.