



## Newport Mews, Worthing

Price  
£240,000  
Leasehold

- Stunning Sea Views
- 996 Year Lease
- Popular East Worthing Location
- Two Bedrooms
- Bay Fronted Living Room
- Allocated Parking Space
- En-Suite Area to Bedroom
- EPC Rating - D One

A well presented purpose built top floor flat in this gated development, enjoying stunning views across the beach and out to sea, situated yards from the beach with local shops and mainline station nearby. Accommodation offers entrance hall with loft space, bay fronted lounge/dining room enjoying sea views, refurbished kitchen with integrated appliances and again looks out over the beach, two bedrooms, master with en-suite and modern family bathroom, other benefits include an allocated off road parking space and lengthy lease.

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## Accommodation

### Entrance Hall

Flat wall plaster into coving, consumer unit, intercom phone, storage cupboard with shelving.

### Bedroom Two 11'1" x 5'9" (3.38 x 1.75)

Double glazed window, flat wall plaster into coving, in-built storage with hanging rail and shelving, electric heating.

### Bedroom One 18'6" max x 8'5" (5.64 max x 2.57 (5.63 x 2.56))

Double glazed window to rear, flat wall plaster into coving, in-built storage with hanging rail and shelving, en-suite shower area with electric heater.

### Bathroom

Double glazed frosted window to side, part tiled walls, standard white bath with shower overhead, sink basin inset to vanity unit with chrome mixer tap, cupboard housing immersion tank, electric towel radiator.

### Lounge / Diner 21'5" x 10'6" (6.53 x 3.20)

Double glazed bay windows with direct sea views, flat wall plaster, gas log fire, TV point, heater on wall.

### Kitchen 8'2" x 7'7" (2.49 x 2.31)

Double glazed window with direct sea views, matching range of wall and base units, chrome sink with drainer inset to worktops with chrome mixer tap, integrated fan oven and four ring gas hob with extractor fan overhead, space for fridge freezer and integrated washing machine and tumble dryer.

### Tenure

We have been advised that the property is leasehold with 996 years remaining.

Maintenance / service charges - £1400 per annum.



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Floor Plan



Energy Efficiency Rating		Current	Potential
Very 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.