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Description

We are pleased to present this first-floor flat with off-road parking and a garage, situated within a mile of Worthing town centre. The mainline station and local bus routes are close by, providing easy access to surrounding areas.

The accommodation offers a dual-aspect open-plan lounge/kitchen, one double bedroom, and a separate office/study, ideal for home working.

Key Features

- First Floor Flat
- Double Bedroom
- Open Plan Kitchen/Lounge/Diner
- Separate Office/Study
- Off Road Parking & Garage
- Communal Gardens
- Double Glazing
- Gas Fired Central Heating
- EPC Rating C
- Council Tax Band A





Communal stairs to first floor with front door to:

Hallway

With telephone entry system, coving and door to:

Kitchen/Lounge/Diner

4.50 x 3.90 (14'9" x 12'9")

Dual aspect double glazed windows facing both south and west, coving, radiator, range of light wood fronted wall and base units, roll top working surfaces incorporating a stainless steel sink with mixer tap, electric oven, four ring hob with extractor fan over, integrated fridge, space and plumbing for washing machine and tiled splashbacks.

Bedroom One

3.35 x 3.35 (10'11" x 10'11")

Double glazed south facing window, coving and radiator.



Study/Office

2.89 x 1.92 (max into recess) (9'5" x 6'3" (max into recess))

Double glazed window, coving, wall mounted Worcester boiler and radiator.

Bathroom

Tiled enclosed bath, telephone style mixer tap with shower attachment, low flush WC, pedestal basin, tiled splashbacks, heated towel rail and tiled floor.

Communal Gardens

Mainly laid to lawn with borders.

Garage

With up and over door.

Tenure

Leasehold

108 years remaining.

Ground Rent: £85 per annum.

Maintenance Charge: £500 - 6 monthly.

Floor Plan Bulkington Avenue

Floor Plan

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 41.3 sq. metres (444.3 sq. feet)

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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	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.

Robert
Luff & Co