Robert Luff & Co

Littlehampton Road, Worthing

Leasehold - Asking Price £200,000

2

1

1

B

Description

We are pleased to present to the market this spacious two-bedroom ground floor apartment, ideally located in a popular residential area of Salvington. The property is conveniently situated close to local shops, schools, parks, bus routes, and restaurants, with easy access to both the A27 and A24.

The apartment features a good sized kitchen with fitted units and space for appliances, a bright lounge/diner with access to the communal gardens, two double bedrooms, and a family bathroom. Additional benefits include double glazing, gas-fired central heating, an allocated off-road parking space, and the property is offered for sale chain free.

Key Features

- Spacious Ground Floor Flat
- Fitted Kitchen
- Direct Access To Communal Gardens
- EPC Rating D
- Two Double Bedroms
- South Facing Lounge/Diner
- Off Road Parking
- Council Tax Band B

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert Luff & Co

Communal front door with security entry phone system, and opening to:

Communal Entrance Hall
Stairs to all floors and private front door to:

Entrance Hall
Security entry phone, walk-in storage cupboard, doors opening to:

Lounge/Diner
5.50 x 3.78 (18'0" x 12'4")
South facing double glazed window, double glazed door giving access to communal gardens at the front.

Kitchen
3.00 x 2.70 (9'10" x 8'10")
Southerly aspect via double glazed window, work surface with inset single drainer stainless steel sink unit, cupboards below, space and plumbing for washing machine, further work surface with cupboards and drawers below, eye level cupboards over, tall larder style unit, electric cooker with extractor over, and space for tall fridge/freezer.

Bedroom One
4.19 x 2.0 (13'8" x 6'6")
Double glazed window.

Bedroom Two
3.71 x 2.7 (12'2" x 8'10")
Double glazed window.

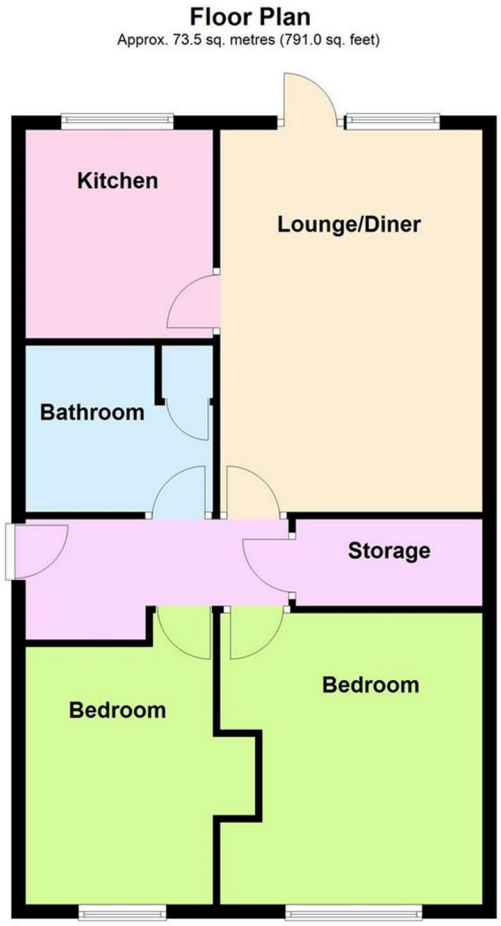
Family Bathroom
Comprising bath, wash hand basin, low flush WC, airing cupboard housing hot water tank, and extractor fan.

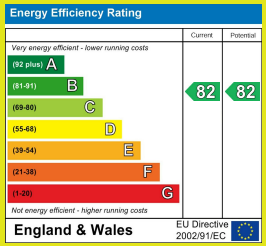
Outside
Communal gardens surround the property.

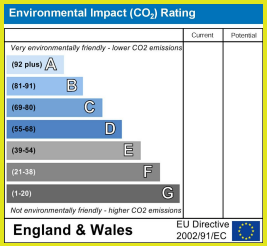
Parking
Allocated covered parking space.

Tenure
Leasehold with 88 years remaining.

Floor Plan Littlehampton Road







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.

robertluff.co.uk
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk

Robert Luff & Co