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## Description

Robert Luff and Co are delighted to offer to the market this spacious purpose built three bedroom first floor flat in the popular West Worthing location, a short distance from the seafront and Worthing town centre. Benefits include having gas central heating, double glazed windows and being well presented throughout, West facing private garden and a garage. Property is empty and viewings are highly recommended.



## Key Features

- Three Bedroom First Floor Flat
- Good Order Throughout
- Viewings Highly recommended
- EPC Rating - TBC
- Private West Facing Garden
- Garage
- Popular West Worthing Location
- Council Tax Band - C



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Robert  
Luff & Co



### Entrance

Double glazed door providing a private entrance, stairs leading up to first floor landing, access to the loft with pulldown ladder, built in storage cupboard, double glazed window to the front, phone point, picture rail, leading into living room

### Living Room

Double glazed window to front, radiator, TV point, phone point, picture rail, coved and textured ceilings, door leading into Kitchen.

### Kitchen

recently re-fitted kitchen, Double glazed windows to the rear and side aspect, one and half bowl sink unit, inset to roll top work surfaces with designed mixer tap and drainer, a range of high gloss wall and base units, built in oven with 4 ring gas hob with stainless steel extractor above, space for appliances, wall mounted combi boiler, part tiles walls, coved and textured ceilings.

### Bedroom One

Double glazed window to front aspect, radiator, TV areal, built in cupboard with hanging space and shelving, picture rail, coved and textured ceiling.

### Bedroom Two

Double glazed window to rear, TV areal, radiator, picture rail, coved and textured ceilings

### Bedroom Three

Double glazed window to rear aspect, radiator, picture rail, skimmed ceiling

### Bathroom

Two double glazed frosted windows to side aspect, walk in shower enclosure with sliding glass door and mains shower, pedestal wash hand basin with chrome mixer tap, low level flush WC, wall mounted chrome heated towel rail, part tiled walls, coved and skimmed ceiling.

### Rear Garden

Private west facing rear garden, fully enclosed, mainly laid to lawn with patio area ideal for outdoor seating perfect for enjoying the afternoon sun, finished at the rear with original flint wall.

### Garage

To the rear of the driveway, positioned in the middle of the three garages with double opening doors.

### Tenure

Lease Term - 215 years remaining.

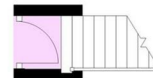




## Floor Plan Southview Gardens

### Ground Floor

Approx. 0.8 sq. metres (8.9 sq. feet)



### First Floor

Approx. 83.6 sq. metres (900.4 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> 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.

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