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We are delighted to offer this upper ground floor one bedroom flat, ideally located in Worthing town centre just a short distance from the seafront. The property would make an ideal first-time purchase or a great addition to a buy-to-let portfolio.

The location offers excellent access to a range of shops, bars and restaurants, with Worthing's mainline railway station also within walking distance.

The accommodation comprises a good sized reception room with space for both living and dining furniture, a double bedroom positioned to the rear of the property, a kitchen with ample worktop space, and a well presented bathroom.

Early viewing is recommended due to the property's central location.

### **Tenure**

Leasehold with 172 years remaining.

Ground rent - £0

Maintenance - £2200 per annum (this includes £650 into a reserve fund). Payable £1100 in Dec and June.

### **Key Features**

- Upper ground floor flat in a central town centre location
- Central town centre location near shops, bars, restaurants, and Worthing mainline station
- Good sized reception room
- Double bedroom to the rear
- Kitchen with ample worktop space and well presented bathroom
- Council Tax Band A | EPC Rating C





robertluff.co.uk

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

Robert  
Luff & Co

