



Bernard Road, Worthing

Offers In Excess Of
£170,000
Leasehold

- First Floor Flat
- Purpose Built
- Beautifully Finished
- Leasehold
- One Double Bedroom
- Allocated Parking
- EPC - D
- Council Band Band - A

Robert Luff & Co are pleased to present this beautifully presented one double bedroom first floor flat located in popular West Worthing. The property offers a double bedroom with built in wardrobes, a good sized lounge and modern kitchen and bathroom too. There is allocated parking and it is position a short walk from both the beach and Goring Road shops as well as local transport links. It is at the end of a quiet road and internal viewing is highly recommended.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Main Entrance

Secure entry system, stairs to first floor

Entrance Hall 15'10" x 2'9" (4.84 x 0.84)

Lounge 9'4" x 13'8" (2.86 x 4.17)

Kitchen / Breakfast Room 12'3" x 7'4" (3.74 x 2.25)

Bedroom 10'5" x 15'6" (max) (3.19 x 4.74 (max))
Measurements to include wardrobes.

Bathroom 8'9" x 4'0" (2.69 x 1.22)

Parking

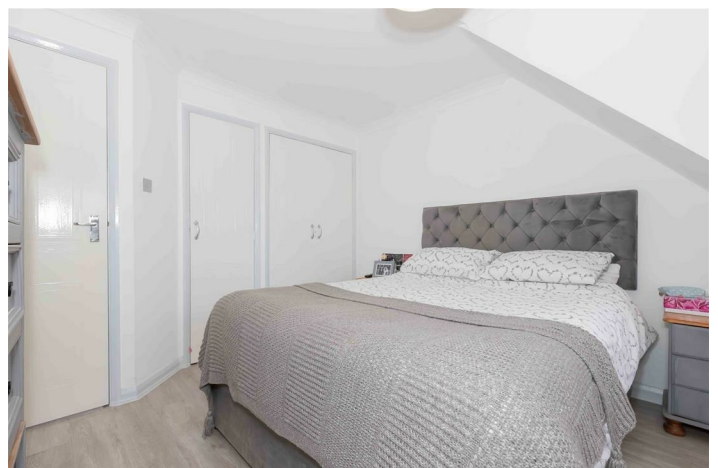
Located to the north of the property, accessed from Bernard Road

Agents Note

Lease - 90 years remaining

Service Charge - £2,086 PA

Ground Rent - £150 PA

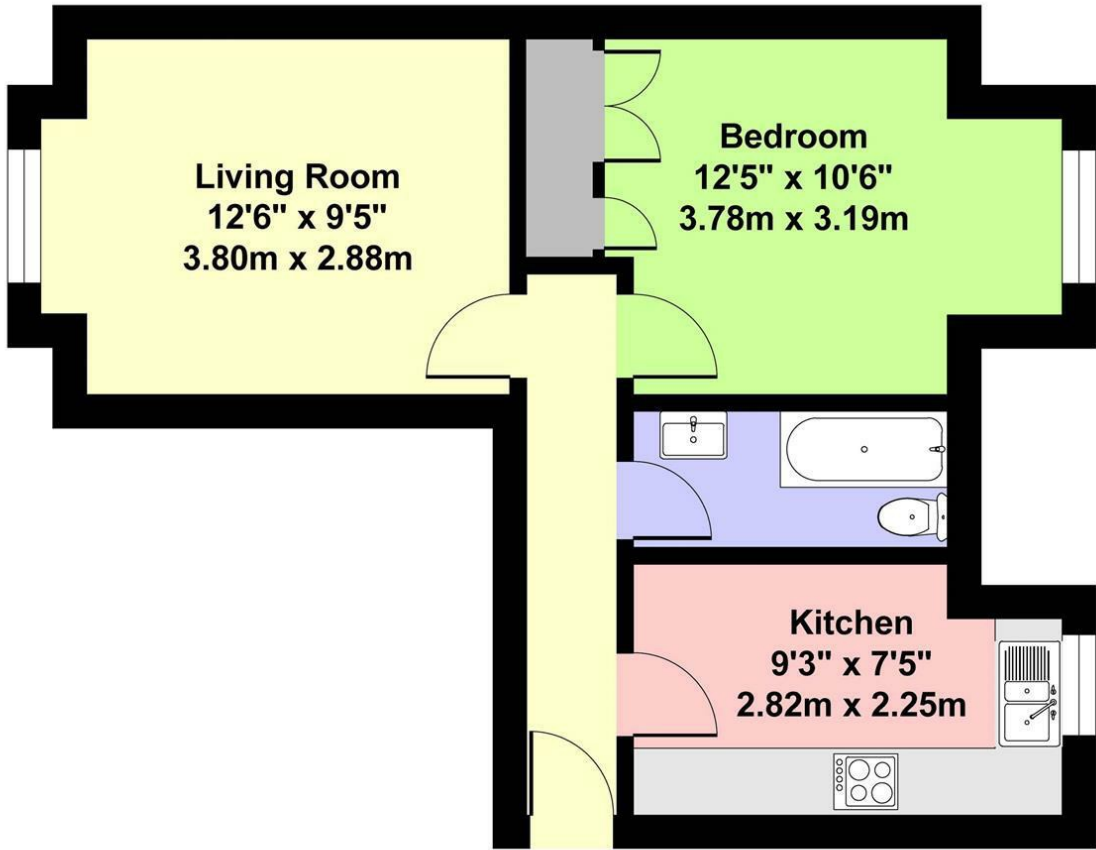


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Approximate Gross Internal Area
463 sq ft - 43 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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.