



1



1



1



Description

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, top floor apartment set within this iconic building, yards from the mainline station with town centre shops, restaurants, parks, bus routes and the beach all nearby.

Accommodation offers entrance hall, beautiful lounge area opening through into a modern kitchen, a double bedroom and beautifully finished family bathroom. Other benefits include double glazing, gas fired central heating, a long lease and no chain.

All the apartments are sold with a 10 year NHBC new home warranty.



Key Features

- Newly Converted Top Floor Apartment
- Open Plan Kitchen/Lounge/Dining Room
- 10 Year NHBC New Home Warranty
- Double Glazing
- No Chain
- Double Bedroom
- Yards from Mainline Station
- Gas Fired Central Heating
- Long Lease



robertluff.co.uk

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

Robert
Luff & Co



Private front door with spy hole leading into:

Entrance Hall

Oak effect flooring throughout, wall mounted entry phone, wall mounted digital thermostat, skimmed ceiling with spotlights. Door leading into:

Kitchen/Dining Room/Living Space 8.85 x 4.59 (29'0" x 15'0")

Being triple aspect with double glazed windows to both sides and two Velux windows to front and back, two feature double glazed port hole style windows to side aspect enjoying roof top views of the town, oak flooring throughout, two radiators.

The kitchen comprises a single sink unit with matching designer mixer tap and drainer inset to a granite effect work top, matt matching wall and base unit kitchen, built in oven, four ring hob with matching extractor above and glass splashback, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, matching granite effect splashback, skimmed ceiling, space for formal dining table and chairs, space for lounge area with TV point, telephone point, built in cupboard

providing storage and housing combi boiler and skimmed ceiling with spotlights.

Bedroom One

4.06 (max) x 2.81 (13'3" (max) x 9'2")

Double glazed Velux windows to front aspect enjoying beautiful views across the rooftops and over the downs, radiator, tv point, telephone point, built in cupboard housing fuse board, space for wardrobes and skimmed ceiling.

Newly Fitted Bathroom

Fully tiled floor, tiled enclosed bath with designer chrome mixer tap, shower attachment and glass screen, low level flush WC, designer wash hand basin inset to vanity unit with chrome mixer tap, wall mounted chrome heated towel rail, part tiled walls with mirrored insert, skimmed ceiling, extractor fan and spotlights.

Tenure

Leasehold - 125 years

Service charge - £1200 per annum

Ground rent - £150 per annum

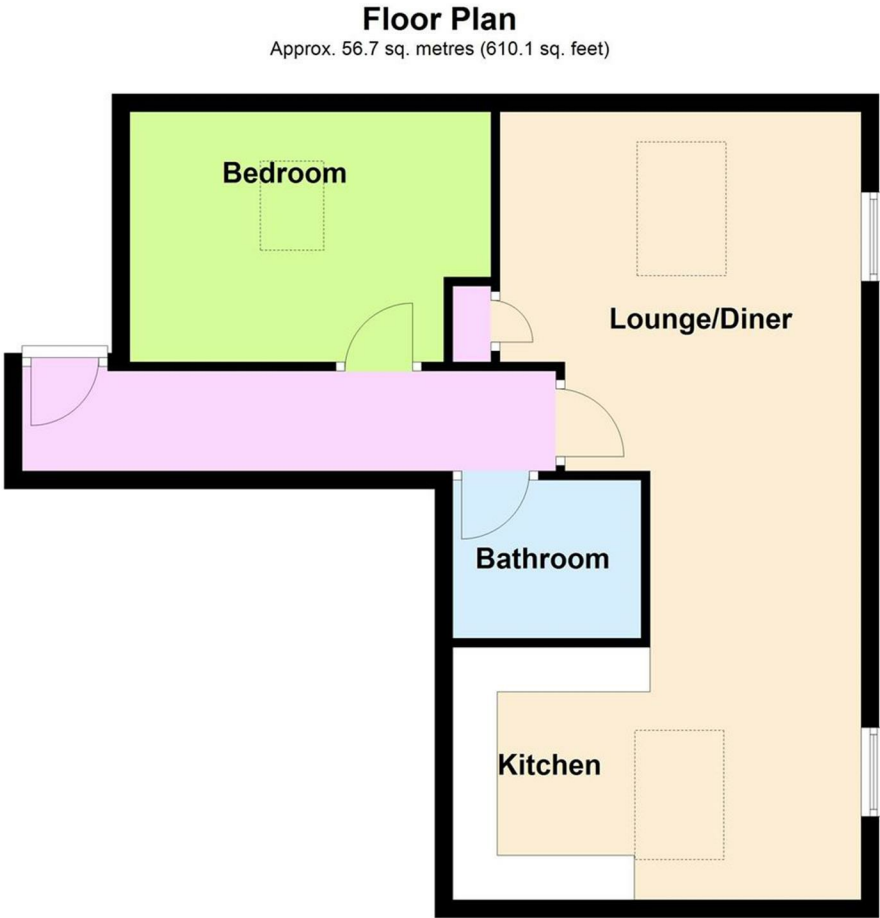


robertluff.co.uk

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

Robert
Luff & Co

Floor Plan Northcourt Road



Total area: approx. 56.7 sq. metres (610.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.