



Downview Road, Worthing

Offers In Excess Of
£210,000
Leasehold

- First Floor Flat
- Two Bedrooms
- Close to West Worthing Station
- Garage in Compound
- EPC Rating - D (61)
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to the market this first floor flat in need of modernisation, close to Grand Avenue area, shops and restaurants in Tarring road, and close to West Worthing station. Accommodation comprises of lounge, kitchen, two double bedrooms, bathroom and separate WC. Other Benefits include garage in compound, internal lift and NO FORWARD CHAIN.

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www.robertluff.co.uk

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Accommodation

Communal Entrance

Communal stairway and lift to first floor

Entrance Hall

Front door. Entry phone system. Storage cupboard. Airing cupboard with hot water cylinder and immersion heater. Radiator.

Lounge / Diner 18'7" x 11'3" (5.68 x 3.44)

Two radiators. Dual aspect double-glazed windows to front and side. Thermostat.

Kitchen / Breakfast Room 9'8" x 8'6" (2.96 x 2.61)

Base and wall units. Worktops. Sink with mixer taps. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splash back. Radiator. Double-glazed window with view of the communal garden to rear.

Bedroom One 15'5" x 14'8" into bay (4.72 x 4.49 into bay)

Double-glazed bay window with view of rear communal garden. Radiator. Coving. Telephone point.

Bedroom Two 11'7" x 8'1" (3.54 x 2.47)

Double-glazed window with view of rear garden. Coving. Radiator.

Bathroom

Panel enclosed bath with Mira shower and handles. Basin set into vanity unit. Radiator. Frosted double-glazed window. Tile splash backs.

Separate WC

Low level flush WC. Hand wash basin. Tiled splash backs.

Communal Gardens

Well maintained rear and front gardens. Garage in Compound.

Tenure

Ground rent/Maintenance charges £1500 per 6 months



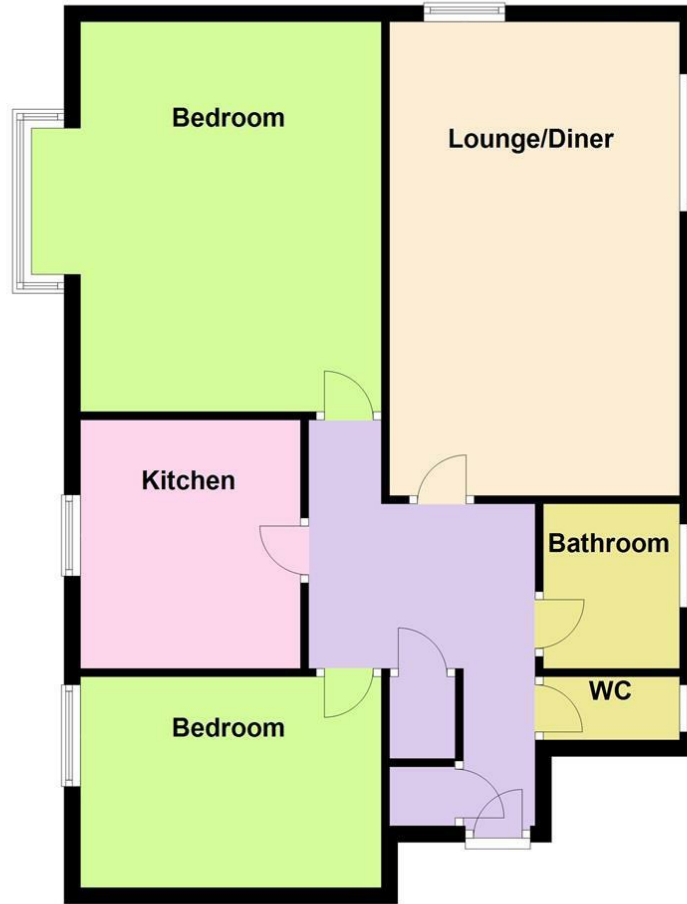
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Floor Plan

Approx. 74.4 sq. metres (800.7 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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 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.