

Robert  
Luff & Co

Seaview Road, Worthing

Leasehold - Asking Price £280,000



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## Description

We are delighted to offer to the market this beautifully unique first floor maisonette with two double bedrooms, ideally situated just off Worthing seafront, close to town centre shops, restaurants, parks, bus routes, and the mainline station.

Accommodation comprises a private entrance with stairs leading to the first floor, a large entrance landing, living room, modern kitchen, two double bedrooms, bathroom, and separate WC. The property also benefits from double glazing and gas fired central heating. Cash buyers only.



## Key Features

- First Floor Maisonette
- Close to Worthing Seafront
- Separate WC
- Gas Fired Central Heating
- Cash Buyers Only
- Two Double Bedrooms
- Modern Kitchen
- Double Glazing
- Council Tax Band C





**Private Entrance**

Stairs up to first floor.

**Landing**

Double glazed frosted window to side, storage cupboard, radiator and access to large loft with potential to extend STPP.

**Kitchen**

**3.38 x 3.17 (11'1" x 10'4")**

Double glazed window to front, fitted kitchen with range of wall and base units, integrated washing machine and dishwasher, radiator, wall mounted combi boiler, integrated electric oven and gas hob with cooker hood, breakfast bar, tiled splashback and one and half bowl sink with drainer.

**Living Room**

**5.15 x 4.79 (into bay) (16'10" x 15'8" (into bay))**

Double glazed french doors to rear, feature fireplace, radiator, TV point and telephone point.

**Bedroom One**

**5.22 (into bay) x 4.17 (17'1" (into bay) x 13'8")**

Double glazed bay window to front, radiator, fitted wardrobes, TV point and telephone point.

**Bedroom Two**

**4.47 x 3.88 (14'7" x 12'8")**

Double glazed window to rear, radiator and TV point.

**Bathroom**

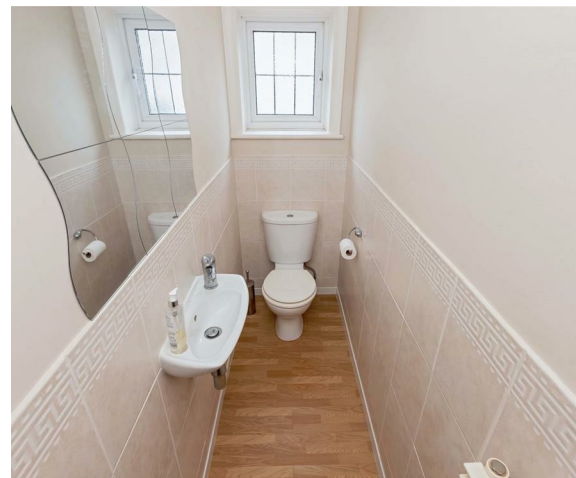
Double glazed frosted window to side, corner bath, shower cubicle, towel rail, dual button WC, single pedestal wash hand basin, tiled walls.

**Separate WC**

Dual button WC, part tiled walls, towel rail, double glazed frosted window to side, wall mounted wash hand basin.

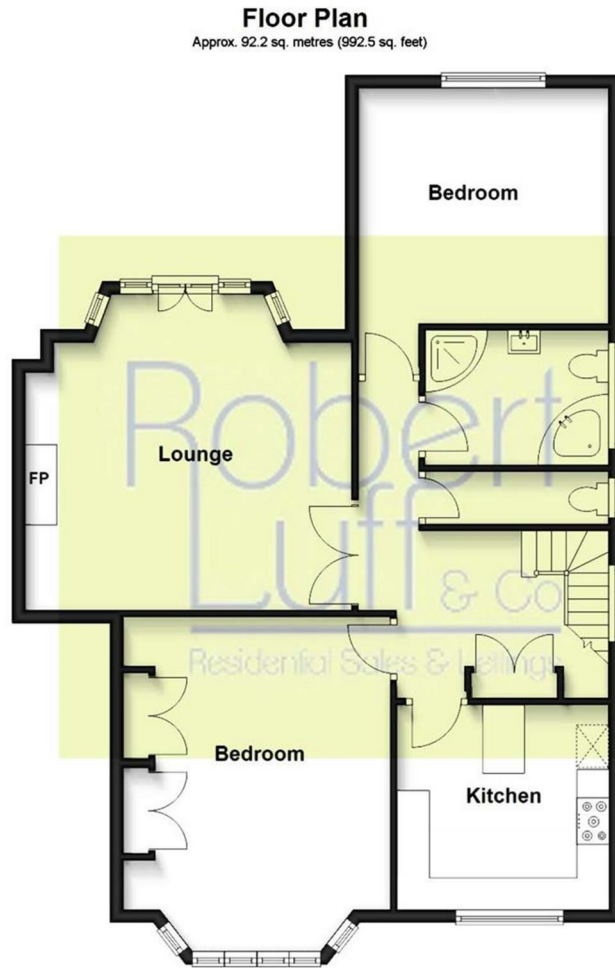
**Tenure**

Leasehold with 55 years remaining. No maintenance charges and works are split on an as & when basis.





# Floor Plan Seaview Road



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
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Energy Efficiency Rating: Current 61, Potential 69

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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