Robert Luff & Co

South Farm Road, Worthing

Leasehold - Asking Price £230,000

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We are delighted to offer this well presented top floor one bedroom flat, ideally situated in a favoured central Worthing location, just yards from the mainline railway station and benefiting from its own private garden.

Key Features

- Well presented top floor one bedroom flat
- Private garden with decking, accessed from the kitchen
- Large front facing lounge with feature fireplace and storage
- Good sized double bedroom with built in storage and feature fireplace
- High ceilings creating a spacious feel throughout
- Modern kitchen with wall and base units, electric hob and built in oven
- Modern bathroom with bath and shower over
- Separate WC
- Yards from the mainline station with town centre, beach and local amenities nearby
- Council Tax Band A | EPC Rating C

Offering well proportioned accommodation with attractive high ceilings throughout, the property has a bright and spacious feel and would make an excellent home for a first time buyer, professional or commuter. Further benefits include a large front facing lounge, good sized double bedroom, modern kitchen, bathroom and separate WC, together with a private garden to the rear.

The large lounge is a particularly appealing room, featuring high ceilings, large windows allowing plenty of natural light, useful storage and an attractive feature fireplace. The double bedroom is also well proportioned and benefits from built in storage and a further feature fireplace. To the rear of the property is the modern kitchen, fitted with a range of wall and base units, electric hob and built in electric oven, integrated microwave oven, full height integrated fridge, integrated washer/dryer and dishwasher, with a door providing direct access to the private garden. The garden is a good size and has been laid to decking, providing a pleasant outdoor space for seating and entertaining. There is also a useful summer house/studio with power, ideal for a variety of uses, together with gated rear access via a shared alleyway. Completing the accommodation is a modern bathroom with a bath and shower over, together with a separate WC.

Ideally positioned for those who commute, the property is just yards from the mainline railway station, providing excellent connections. Worthing town centre is also within easy reach, offering a wide range of shops, restaurants and other amenities, while the seafront and beach, local bus routes, parks and schools are all nearby. The combination of its convenient central position, well presented accommodation and private outside space makes this an appealing home for a range of buyers.

Tenure
Leasehold with 144 years remaining.
Service Charge: Shared with ground floor, as and when required.
The tenure information has been provided by the vendor, and we recommend that all prospective purchasers verify these details with their legal representative.











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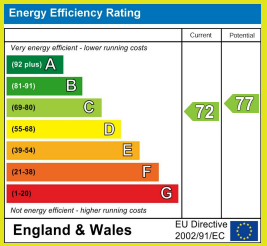
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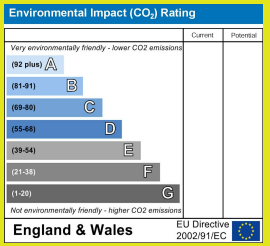
Floor Plan South Farm Road



Total area: approx. 64.4 sq. metres (692.8 sq. feet)







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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