



Offers In Excess Of
£240,000
Leasehold

Homefield Road, Worthing

- Ground Floor Flat
- Double Glazed Lean-To
- Beautiful Communal Gardens
- Private Parking
- Central Location
- Two Good-Sized Bedrooms
- Garage With Power
- Rear Patio Area
- Council Tax Band - B
- EPC Rating - D

We are delighted to offer to the market this beautiful, character-filled, ground-floor apartment, ideally situated in a very desirable part of Worthing, close to Worthing Hospital, parks, transport links, shops, and amenities. The property has original features, such as exposed floorboards and high ceilings. At the front of the property, we have a spacious lounge/kitchen/diner, following on to two good-sized bedrooms, a family bathroom, a utility area, and a lean-to area. The property also benefits from a long lease, double glazing, reasonable maintenance costs, off-road allocated parking, outside space, and a garage.

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Accommodation

Kitchen/Lounge/Diner 15'5" x 12'5" (4.70 x 3.81)

Original coving and ceiling rose. Original skirting. Picture rail. Double glazed dual aspect bay windows with made to measure blinds. Dual radiators. Original floorboards. Wall, base and draw units. Fold away breakfast bar. Integrated split level oven. Four ring electric hob with overhead extractor fan. One and a half bowl basin and drainer. Tiled splashbacks. Boiler cupboard.

Hallway

Original floorboards and skirting. Storage cupboard with shelving.

Utility Area

Shelving. Space for washing machine. Double glazed window. Door to lean-to area.

Bedroom One 12'11" x 10'3" (3.96 x 3.14)

Double glazed window. Radiator. Coving. Original floorboards and skirting.

Bedroom Two 11'5" x 8'3" (3.50 x 2.54)

Double glazed window. Radiator.

Bathroom 8'3" x 5'4" (2.54 x 1.64)

Tiled splashbacks. Bath with shower attachment and mixer taps. Low level flush WC. Wash hand basin and pedestal. Frosted double glazed window to rear aspect. Extractor fan. Heated towel rail.

Lean-To

Door from utility room leading to lean-to area. Door leading to garage. Off-road parking. Side gate and communal gardens. Side gate leading to patio area with slate shingle and car hard standing. Rear door to:

External

Off-road parking. Communal gardens area. Side access leading to patio area with slate shingle and car hard standing. Rear door to:

Garage

Lighting and power. Up and over door.

Communal Gardens

Wrap around communal gardens with mature trees, bushes and plants.

Tenure

Leasehold with approximately 153 years remaining on the lease.

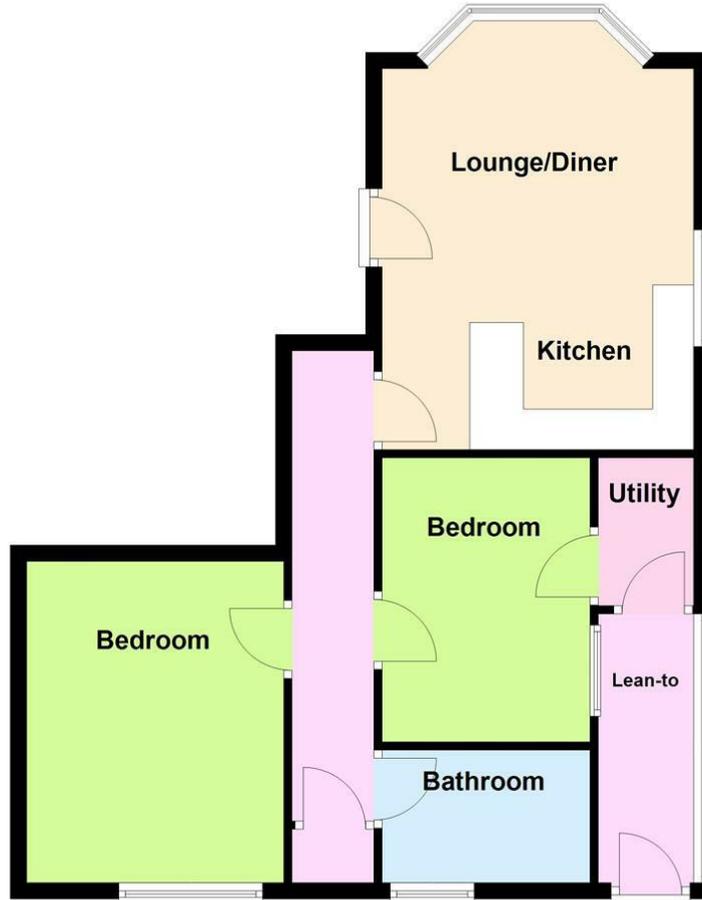
Annual Service Charge - £2,064.15



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Floor Plan

Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 58.6 sq. metres (631.2 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.