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Description

We are pleased to offer to the market this one bedroom ground floor retirement flat, ideally situated in the sought after Heene district, close to town centre shops, the seafront, local parks, schools, bus routes and being only a 10 minute walk from West Worthing station.

Accommodation offers an entrance hallway, a spacious lounge/dining room with double opening doors opening out onto the well maintained communal gardens, a kitchen, a double bedroom, and a shower room. Other benefits include non allocated resident parking, and communal facilities including a laundry room, guest suite and residents' lounge.

Key Features

- Ground Floor Retirement Flat
- Lounge/Diner
- Direct Access to Communal Gardens
- Resident Parking
- Communal Facilities
- Council Tax Band B





Communal Entrance Hall

Front door to:

Hallway

With coving, airing cupboard with slatted shelves and immersion tank, emergency pull cord system, and door to:

Lounge/Diner

5.67 x 3.53 narrowing to 2.66 (18'7" x 11'6" narrowing to 8'8")

Double opening, double glazed french doors to the rear communal gardens, Creda electric heater, Adams style fire surround with marble effect insert, telephone point, cupboard housing electric meters, and double opening glazed doors to:

Kitchen

2.75 x 1.75 (9'0" x 5'8")

A range of light wood fronted base

units, roll top working surfaces incorporating a stainless steel sink, space for appliances, four ring electric hob with extractor fan over, electric Lamona oven, tiled splashbacks, coving, double glazed window.

Bedroom

3.50 x 3.24 (11'5" x 10'7")

TV point, electric storage heater, double glazed window with view of rear garden, two double wardrobes with mirror fronted doors, shelving and hanging, and an emergency pull cord.

Shower Room

Large fitted shower cubicle with sliding door, fitted shower, low flush WC, basin set in vanity unit, tiled walls, mirror, shaving light and emergency pull cord.

Tenure

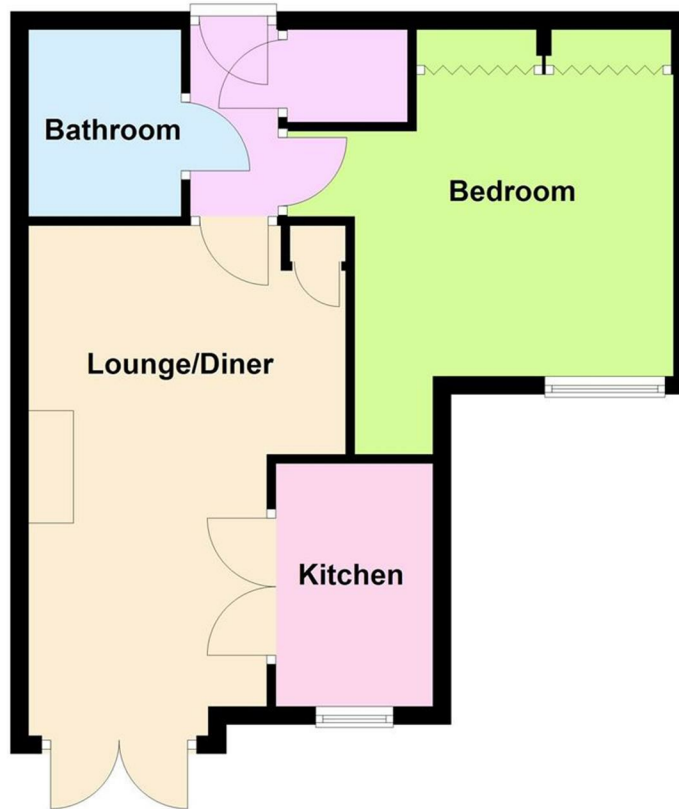
Leasehold with 101 years remaining.



Floor Plan Mill Road

Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 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			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
77	81				
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.

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