



## Ash Grove, Worthing



£1,195

- First Floor Flat
- Modern Kitchen
- Pet considered
- NO FORWARD CHAIN
- Two Bedrooms
- Lounge
- EPC Rating - D (64)
- Council Tax Band - B

Robert Luff & Co are delighted to offer to the market this spacious first floor flat, situated in the heart of Worthing, close to local shopping facilities, restaurants, parks, schools, bus routes and mainline station. Accommodation offers communal entrance hall, entrance hall, south facing lounge, modern fitted kitchen, two bedrooms, bathroom and separate WC. recently refitted windows and water tank. COUNCIL TAX BAND B -

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

### Communal Entrance Hall

Communal front door. Stairs to first floor. Front door leading to:

### Entrance Hall

Radiator. Thermostat. Loft hatch. Storage cupboard housing water tank and boiler.

### Lounge 16'0" x 15'1" (4.88 x 4.61)

Feature stripped wood bay window to front with southerly aspect. Further stripped wood window. Wooden fire surround with tiled insert. Radiator. Picture rail. TV plinth with storage cupboard under.

### Kitchen 7'6" x 6'7" (2.29 x 2.03)

A range of matching high gloss white wall and base units. Marble worktop incorporating a stainless steel sink with mixer tap. Built in electric oven. Four ring gas hob. Extractor fan. Space and plumbing for washing machine and dishwasher. Glass display shelf. Tiled floor. Tiled splash backs. Double-glazed window.

### Bedroom One 13'3" x 10'0" (4.05 x 3.06)

Double-glazed window. Radiator. Picture rail. Telephone point.

### Bedroom Two 9'9" x 7'8" (2.98 x 2.35)

Double-glazed window. Storage cupboard. Radiator. Loft hatch.

### Bathroom

Wood panel enclosed bath with handles, with fitted Triton electric shower over. Pedestal wash hand basin. Tiled splash backs. Frosted double-glazed window.

### Separate WC

Low level flush WC. Frosted double-glazed window.

### Outside

### Front Garden

Formal front garden.

### Tenure



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floorplan



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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		62	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.