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Description

We are delighted to offer this beautifully presented two-bedroom first-floor apartment, converted in 2022 to an exceptional standard. Filled with natural light and finished to a high specification throughout, the property combines style, comfort, and practicality. With a share of the freehold, long leases, low outgoings, and vacant possession, this apartment represents a superb opportunity for first-time buyers, downsizers, or anyone seeking a modern, move-in-ready home in a convenient location. Offered with no forward chain.

Key Features

- First-floor apartment within an exclusive 2022 conversion
- Share of freehold with long leases
- Low running costs and outgoings
- Beautifully finished to a high contemporary standard
- Impressive double-aspect open-plan kitchen / dining / living room
- Two generous double bedrooms
- Principal bedroom with fitted wardrobes and Juliet balcony
- Stylish, high-specification bathroom
- Vacant possession with no forward chain
- Council Tax Band B | EPC Rating C





Accommodation

This beautifully presented first-floor apartment, converted in 2022, offers modern, stylish, and practical living throughout. The entrance hall is bright and welcoming, providing access to all principal rooms. At the heart of the home is a double-aspect kitchen, dining, and living room. This open-plan space has been carefully designed to create a superb area for both socialising and relaxing, with natural light highlighting the contemporary finishes and high-quality specification.

The master bedroom is a generous double, featuring fitted wardrobes and a Juliet balcony with pleasant rooftop views. The second double bedroom offers flexibility as a guest room, home office, or hobby space. The bathroom is beautifully finished with high-quality contemporary fixtures and stylish tiling, reflecting the attention to detail evident throughout the apartment.

Location

Situated on Reigate Road, the apartment is ideally positioned for access to excellent local amenities and transport links. West Worthing railway station is nearby, offering direct services to Brighton and London, while the Goring Road shopping parade provides a range of shops, cafés, and everyday services. The area is also well served by local schools, including Elm Grove Primary and West Park CE Primary. This location is perfect for commuters, first-time buyers, or downsizers seeking a modern, move-in-ready home in a well-connected and convenient area.

Tenure

Leasehold - Share of Freehold
122 years remaining on the lease.
Maintenance is paid as and when.



Floor Plan Reigate Road



Total area: approx. 61.3 sq. metres (659.9 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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) 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		
	78	78			
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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