



## Rugby Road, Worthing



Offers In Excess Of  
£240,000  
Leasehold

- Ground Floor Flat
- Two Double Bedrooms
- West Worthing Location
- NO FORWARD CHAIN
- Council Tax Band - B
- Beautifully Presented
- Lounge/Diner
- EPC Rating D
- Leasehold

Robert Luff & Co are delighted to offer this purpose built ground floor flat in favoured West Worthing with local shopping facilities, parks, restaurants, bus routes and mainline station all nearby. Accommodation offers hall, lounge/diner, kitchen, two double bedrooms and bathroom with separate w.c. Other benefits include NO FORWARD CHAIN

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**Robert  
Luff & Co**  
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## Accommodation

**Wooden Entrance Door with Spy Hole Into:**

### Hall

Security entry phone. Storage cupboard. Radiator. Wood finished flooring.

### Bedroom Two 12'11" x 8'11" (3.94 x 2.72)

Double glazed window to front. Radiator. Built in wardrobe with hanging and shelves.

### Separate W.C

Part-glazed window to rear. Low level flush W.C. Part tiled walls. Wood floor.

### Bathroom

P-shaped bath with overhead shower. Wash hand basin. Heated towel rail. Wood floor. Fully tiled walls. Double-glazed window to rear.

### Bedroom One 12'9" x 9'1" (3.89 x 2.77)

Double glazed window to front aspect. Radiator. Built in wardrobe along side wall.

### Kitchen 10'10" x 7'3" (3.30 x 2.21)

A range of matching wall and base units. Worktop incorporating a stainless steel sink with drainer and mixer tap. Appliances include Delonghi gas cooker with six ring hob, fridge/freezer, washing machine, tumble dryer and slimline dishwasher. Tile effect flooring. Part tiled walls. Double-glazed window to rear.

### Lounge 21'6" x 10'11" (6.55 x 3.33)

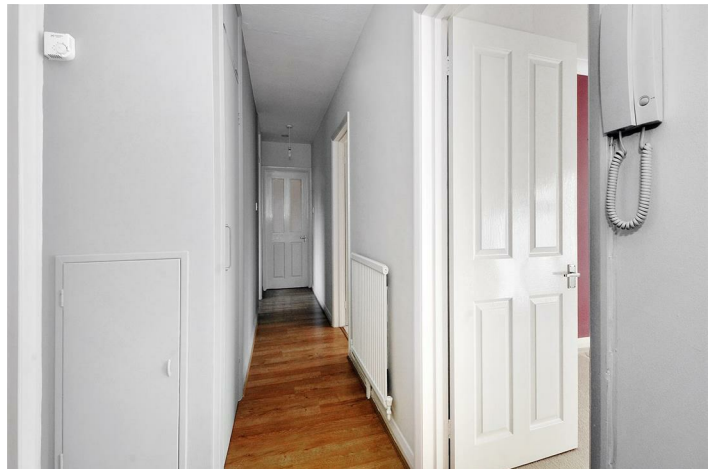
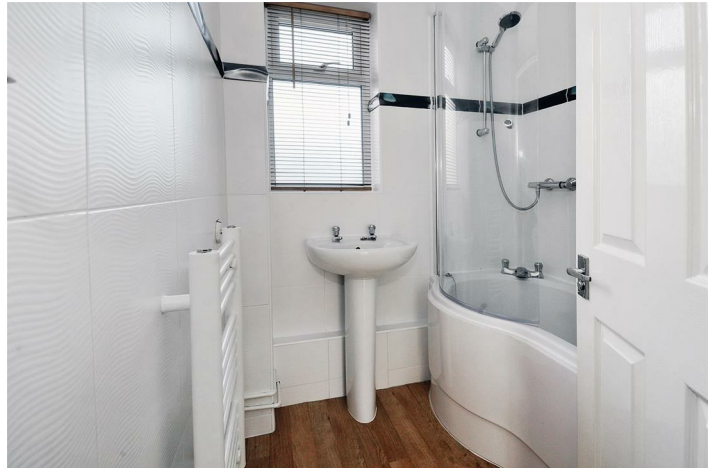
Double glazed window to front and rear aspect providing double aspect light. Two radiators. Telephone point. TV point, Virgin Media point.

### Agent Note

Please note since these photos were taken, a tenant has moved in, so please be aware the condition may be slightly different from these photos.

### Tenure

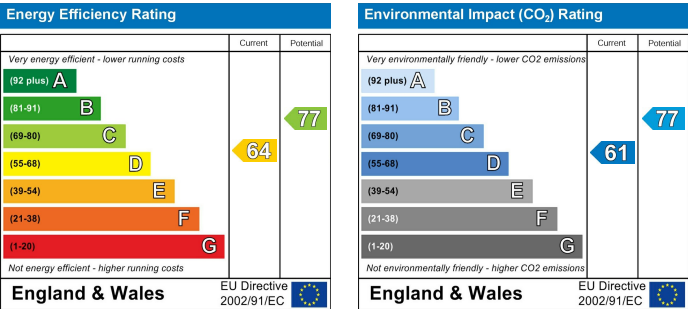
Leasehold - 940 years remaining on the lease. Ground Rent £100 per annum. Service Charge £1400 per annum. Council Tax band - B



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