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Description

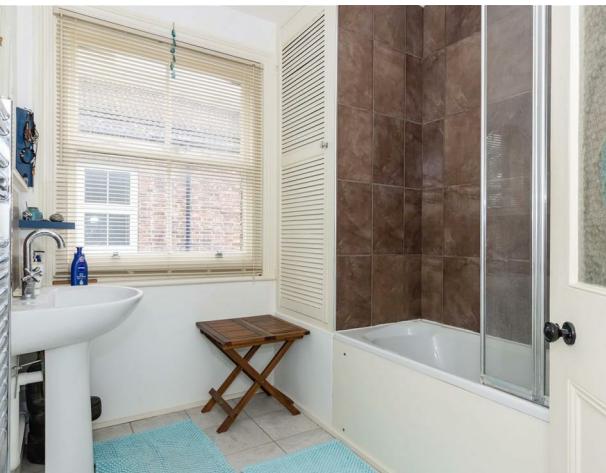
We are delighted to offer to the market this well-presented first floor flat, ideally situated in Worthing, just yards from the mainline Worthing station and close to the town centre shops, restaurants and bus routes.

Accommodation includes a kitchen/breakfast room, lounge/diner, one bedroom, a bathroom and separate WC. The property also benefits from a private rear garden.

Key Features

- Converted First Floor Flat
- Spacious Lounge/Dining Room
- Bathroom & Separate WC
- Close to Worthing Train Station
- One Bedroom
- Kitchen/Breakfast Room
- Private Garden
- Council Tax Band - A





Communal Front Door

Composite double glazed front door to:

Communal Hallway

Further glazed panel door leading to:

Front door

Opens into:

Hallway

Radiator. Loft hatch. Wall mounted thermostat. Storage cupboard with shelves. Coving.

Lounge/Diner

5.22m x 3.75m (17'1" x 12'3")

Decorative coving. Picture rail. Double glazed sash bay window to front. Further double glazed sash window. Radiator. TV point. Broadband point.

Bedroom

3.77m x 3.48m (12'4" x 11'5")

Double bedroom. Picture rail. Sash cord window. Radiator.

Kitchen/Breakfast Room

3.53m x 3.32m (11'6" x 10'10")

A range of light wood fronted base and wall

units with roll top working surfaces, incorporating sink with drainer and mixer tap. Fitted electric oven and four ring gas hob with extractor fan over. Space and plumbing for washing machine. Space for separate fridge/freezer under the worktop. Space for breakfast table. Sash cord window to rear. Radiator. Cupboard enclosed boiler. Glazed door to:

Rear Garden

Low maintenance rear garden. Patio area and flower beds with wide range of shrubs. Gate for side access.

Bathroom

Panel enclosed bath with mixer tap, shower attachment and folding glass screen. Pedestal wash hand basin with mixer tap. Heated towel rail. Sash cord window. Tiled splashback walls. Storage cupboard with shelves.

Separate WC

Low flush WC. Frosted sash window.

Tenure

Leasehold - 144 years remaining
Maintenance - As & when needed
Ground Rent - n/a



Floor Plan Bridge Road



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		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.

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