



Offers In Excess Of  
**£315,000**  
 Freehold

## South Street, Worthing

- First Floor Flat with Private Entrance
- Two Double Bedrooms
- Lounge/Dining Room
- Refitted Bathroom
- Private West Facing Rear Garden
- Off Road Parking and Garage
- Freehold
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to the market this first floor flat, situated in Tarring, situated close to local shopping facilities, restaurants, parks, bus routes and mainline station. Accommodation comprises of entrance hall, lounge/dining room, kitchen/dining room, two bedrooms, refitted bathroom. Other benefits include a private entrance, private west facing rear garden, garage and off road parking.

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**Robert  
 Luff & Co**  
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## Accommodation

### Private Front Door

#### Entrance Hall

Radiator. Stairs leading to first floor. Built in cupboard housing 'Worcester' boiler. Shelving and hanging space. Further under stairs storage cupboard.

#### First Floor Landing

Double-glazed frosted window to side aspect the landing. Radiator. Loft hatch, with pull down loft ladder (loft is insulated). Built in storage cupboard. Telephone Point.

#### Lounge/Dining Room 21'5" (max) x 13'2" (max) (6.55 (max) x 4.03 (max))

Double-glazed leaded light windows to side and rear aspect. Feature fireplace with marble inset and wooden surround. TV point. Two radiators. Space for formal dining table and chairs.

#### Kitchen/Dining Room 18'1" (max) x 9'7" (max) (5.53 (max) x 2.94 (max))

Double-glazed leaded light window to rear and side aspect. A range of matching wall and base units. Roll top work surface incorporating a one and half bowl stainless steel sink unit with mixer tap and drainer. Built in oven. Four ring gas hob with stainless steel floating extractor fan above. Integrated fridge/freezer. Space and plumbing for dishwasher. Part tiled walls. Space for formal dining room table and chairs. Spotlights.

#### Bedroom One 14'4" (max) x 12'1" (max) (4.39 (max) x 3.70 (max))

Double-glazed leaded light window to front and side aspect. Radiator. Space for wardrobes. Walk in closet with hanging space and shelves.

#### Bedroom Two 10'6" x 9'10" (3.21 x 3.02)

Double-glazed window to side aspect overlooking the village. Radiator. Space for wardrobes.

#### Refitted Bathroom

Two double-glazed frosted windows to side aspect. Feature stand alone bath with floating tap and shower attachment. Walk in shower. Low level flush W.C. Wash hand basin inset to vanity unit. Chrome heated towel rail. Part tiled walls. Spotlights.

### Outside

#### Rear Garden

West facing and completely enclosed area laid to shingle, ideal for table and chairs. Gate to driveway.

#### Driveway

Off road parking to garage

#### Garage

Up and over door. Window to side aspect.

#### Tenure

Freehold. Responsible for the roof and gutters.

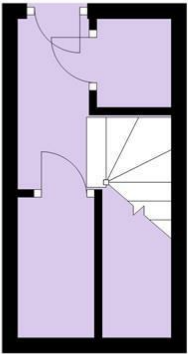


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Ground Floor



First Floor



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 <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

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