



## Brighton Road, Worthing



Offers Over  
£140,000  
Leasehold

- Ground Floor Apartment
- Spacious Lounge/Diner
- Double Bedroom
- Yards From Seafront
- Chain Free
- Residents Parking
- Beautiful Art Deco Building
- Council Tax Band A
- EPC - TBC

We are delighted to offer this well presented ground floor apartment in a beautiful art deco building, ideally situated yards from the beach with sea views, local shops, schools and mainline station nearby.

Accommodation offers a kitchen/breakfast room, spacious lounge/diner with westerly aspect, large double bedroom and a bathroom. The property also benefits from residents parking and a chain free sale.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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Robert  
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## Accommodation

### Communal Entrance

Period Art Deco communal entrance way to communal hallway. Front door to:

### Hallway

Private front door, radiator, storage cupboard, ceiling light.

### Kitchen 11'1" x 10'5" (3.39 x 3.18)

Range of wood effect wall and base units, space for washing machine, space for cooker, space for fridge/freezer, side entrance frosted double glazed door, space for small table and chairs, ceiling light and stainless steel sink with drainer.

### Living Room 15'8" x 14'4" (4.78 x 4.39)

Carpets, coving, tv point, westerly aspect double glazed window and radiator.

### Bedroom 16'4" x 10'4" (4.98 x 3.15)

Carpets, radiator, westerly aspect double glazed window, partially built in full length wardrobes and ceiling light.

### Bathroom 9'4" x 4'10" (2.85 x 1.49)

Bath with shower over, mirrored vanity unit, low level flush WC, heated towel rail and low level sink.

### Tenure

Leasehold with 88 years remaining.

Maintenance/Service Charge: £2,739 (six monthly)



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### Floor Plan

Approx. 63.5 sq. metres (683.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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