Robert Luff & Co

Downview Road, Worthing

Leasehold - Asking Price £145,000

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TBC





We are delighted to offer this purpose-built ground-floor apartment, ideally situated in a favoured West Worthing location, with a balcony overlooking the garden, covered carport and long lease. Offering well-proportioned accommodation of approximately 446 sq ft, the property would benefit from some modernisation and presents an excellent opportunity for a purchaser to create a home to their own taste.

Key Features

- Purpose-built ground-floor apartment
- Favoured West Worthing location
- Spacious lounge/diner with balcony access
- Balcony overlooking the garden
- Double bedroom with built-in storage
- Separate kitchen and bathroom
- In need of some modernisation
- Long lease
- Covered carport
- Council Tax Band A| EPC Rating TBC

The property is approached via an entrance hall, which provides access to the principal rooms. The spacious lounge/diner forms the main reception area and benefits from a door opening onto the balcony, overlooking the garden. There is a separate kitchen, while the double bedroom features useful built-in storage. A bathroom completes the accommodation.

The apartment is now in need of some modernisation, offering scope for updating and personalisation. Further benefits include a long lease and a covered carport.

The location is particularly convenient, with local shops, parks and schools nearby, while the beach, Worthing town centre and mainline railway station are also within easy reach.

Tenure
Lease Term - 935 Years
Service Charge - £1590 Per Annum
Ground Rent - £15 Per Annum











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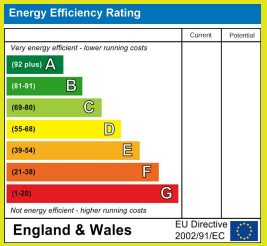
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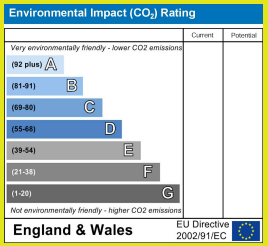
Floor Plan Downview Road



Total area: approx. 41.5 sq. metres (446.4 sq. feet)







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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