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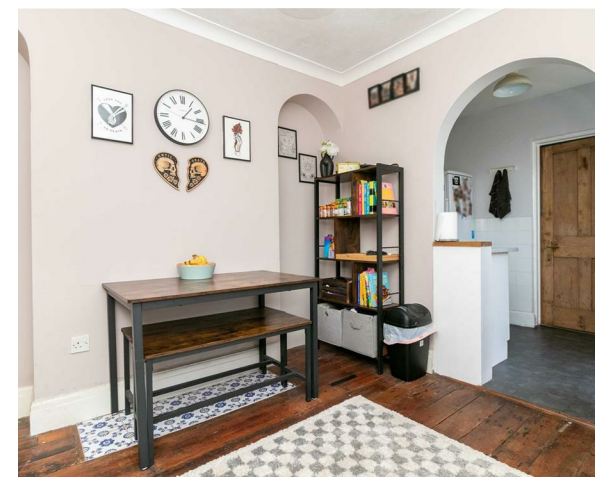
Description

Robert Luff & Co are delighted to offer to the market this well presented ground floor flat, situated in central Worthing, close to town centre shopping facilities, parks, Worthing hospital, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room, kitchen, double bedroom and bathroom. Other benefits include patio garden, hard standing to front and long lease.



Key Features

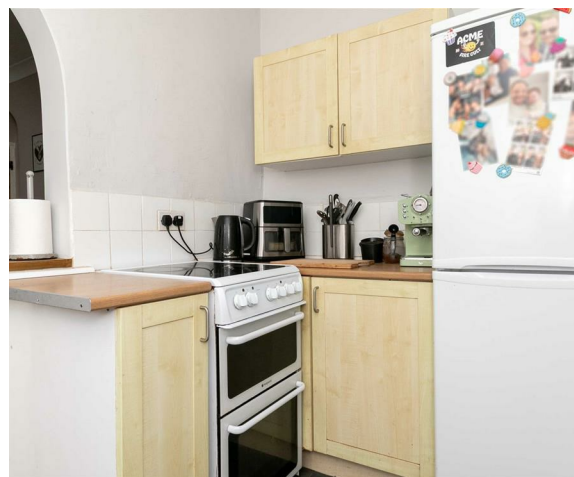
- Victorian Converted Ground Floor Flat
- Double Bedroom
- Bay Fronted Lounge
- Separate Dining Room
- Private Courtyard Patio
- Close to Town Centre and the Beach
- Double Glazing / Gas Central Heating
- EPC Energy Rating - D (58)
- Leasehold
- Council Tax Band - B



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Robert
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Communal Entrance Hall

Communal front door. Front door leading to:

Entrance Hall

Potential hanging space. Door leading to:

Lounge

4.22m x 3.96m (13'10 x 13)

Double-glazed bay window to front. TV point. Telephone point. Radiator. Feature fireplace with wooden surround. Picture rail.

Dining Room

3.05m x 2.84m (10 x 9'4)

Stripped wood floor. Built in cupboard. Under stairs storage cupboard housing electric meters.

Kitchen

2.95m x 1.73m (9'8 x 5'8)

A range of matching wall and base units. Solid wood worktop incorporating a sink with mixer tap and drainer. Space for cooker. Space for fridge/freezer. Tiled floor. Part tiled walls. Double-glazed door opening into garden. New boiler.

Bedroom

3.73m x 3.35m (12'3 x 11)

Double-glazed window to rear overlooking rear garden. Radiator. TV point.

Bathroom

Panel enclosed bath with chrome

mixer tap, shower screen and shower attachment. Pedestal wash hand basin with mixer taps. Low level flush WC. Radiator. Utility cupboard with space and plumbing for washing machine. Frosted double-glazed window to rear.

OUTSIDE

Courtyard Garden

Attractively laid to patio. Decorative flower area.

Front Garden

Laid mainly to hard standing.

Tenure

Leasehold. 149 years remaining on the lease. Ground rent £100per annum. Building insurance £180 per annum. Maintenance as and when required. Council Tax Band - B.



Floor Plan Eldon Road



Total area: approx. 52.6 sq. metres (566.3 sq. feet)



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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