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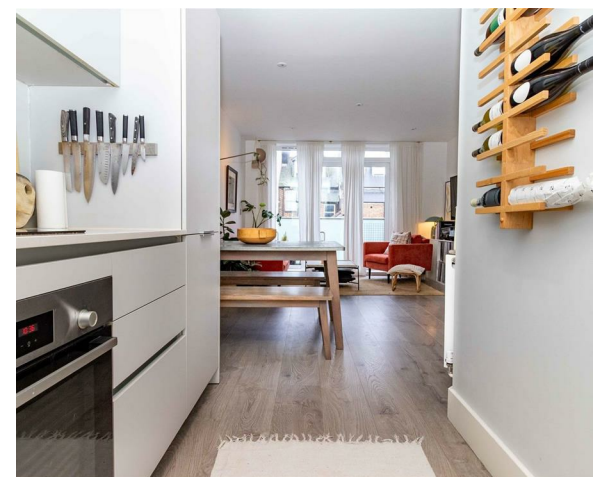


Description

We are pleased to offer this modern and well presented second floor flat, ideally located in the heart of the town centre, close to the mainline station, bus routes, parks and a wide range of shopping amenities. Accessed via a communal entrance with a private front door, the property features two bedrooms and a modern bathroom. The main living space is an open plan kitchen/diner and lounge, providing a bright and spacious area with direct access to a west facing balcony.

Key Features

- Second floor flat with communal entrance and private front door
- Open plan kitchen, dining and living area
- Modern fitted kitchen
- Contemporary bathroom
- Gas Fired Central Heating
- Prime town centre location close to mainline station, bus routes and shopping
- Direct access to a west facing balcony from the main living space
- Two bedrooms comprising one large double and one small double
- Double glazed windows
- EPC Rating B | Council Tax Band B



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Communal Entrance

Stairs up to the second floor to private entrance.

Entrance Hall

3.15 x 1.84 (10'4" x 6'0")

Wood laminated flooring, radiator, and telephone entry system.

Open Plan Kitchen/Diner/Lounge

8.26 x 3.69 (27'1" x 12'1")

West facing balcony, wood laminate flooring, double glazed french doors onto balcony, TV point, radiator, light matte grey wall and base units with marble worktop, four-ring electric hob, electric oven, dishwasher, fridge/freezer and downlights.

Bedroom One

3.93 x 3.64 (12'10" x 11'11")

Full length west facing double glazed window, double glazed door onto west facing balcony, carpet, and radiator.

Bedroom Two

4.02 x 2.45 (13'2" x 8'0")

Full length double glazed window, carpet, and radiator.

Bathroom

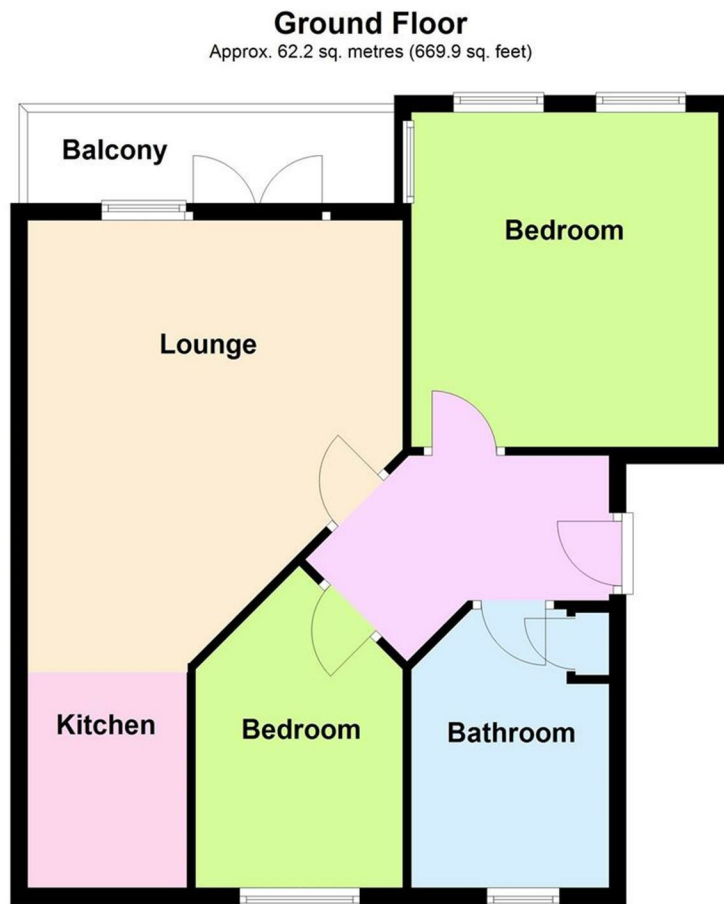
Tiled floor, heated towel rail, floating white gloss sink set into vanity unit, WC, double glazed frosted window, cupboard housing combination boiler, and plumbing for washing machine.

Tenure

Leasehold with 118 years remaining. Service Charge: £1924.96 per annum (paid in two instalments over the year and last paid in December 2025). Ground Rent: £175 (paid in December 2025).



Floor Plan Lennox Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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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