



## West Parade, Worthing



Offers In Excess Of  
£265,000  
Leasehold

- Ground Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Shower Room
- Long Lease
- EPC Rating - D
- NO CHAIN
- Council Tax Band - C

We are delighted to offer to market this ground-floor flat ideally situated on the popular Worthing seafront with town centre shops, restaurants, bus routes, the mainline station, and the beach all nearby. Accommodation offers a communal atrium which leads to the ground floor accommodation which comprises of: an entrance hallway with ample storage, two double bedrooms with built-in wardrobes, an immaculate walk-in shower room, a separate WC, a spacious west facing lounge/diner, and a good-sized kitchen with room for a small table/chairs. Other benefits include un-allocated parking, having a caretaker six days a week, a communal south westerly facing garden and being CHAIN FREE.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

### Entrance Hallway

Storage Cupboards with shelving and rail. Coving.

### Lounge/Diner 21'9" into bay x 11'8" (6.65 into bay x 3.57)

Coving. Triple aspect double glazed windows and bay with made to measure blinds. Radiators. Fire surround with marble hearth and backing.

### Kitchen 15'4" x 6'7" (4.69 x 2.01)

Wall, base and draw units. Split level oven. Space for white goods. Electric four ring hob and integrated overhead extractor. Double glazed window with made to measure blind. One and a half bowl drainer and basin. Tiled walls.

### Shower Room 5'0" x 4'9" (1.53 x 1.47)

Walk-in shower with wall mounted electric shower with grab rail and shower seat. Wall mounted heated towel rail. Basin and pedestal. Part tiled. Extractor fan.

### Separate WC

Low level flush WC. Wash hand basin with mixer tap. Tiled walls.

### Bedroom One 14'6" x 10'0" (4.43 x 3.05)

Fitted wardrobes. Radiator. Double glazed window with made to measure blind.

### Bedroom Two 12'7" x 8'3" (3.86 x 2.53)

Fitted wardrobes. Radiator. Double glazed window with made to measure blind.

### Tenure

Lease hold with approximately 160 years remaining on the lease.

Annual Maintenance Charge - £2,700

Annual Ground Rent - £75



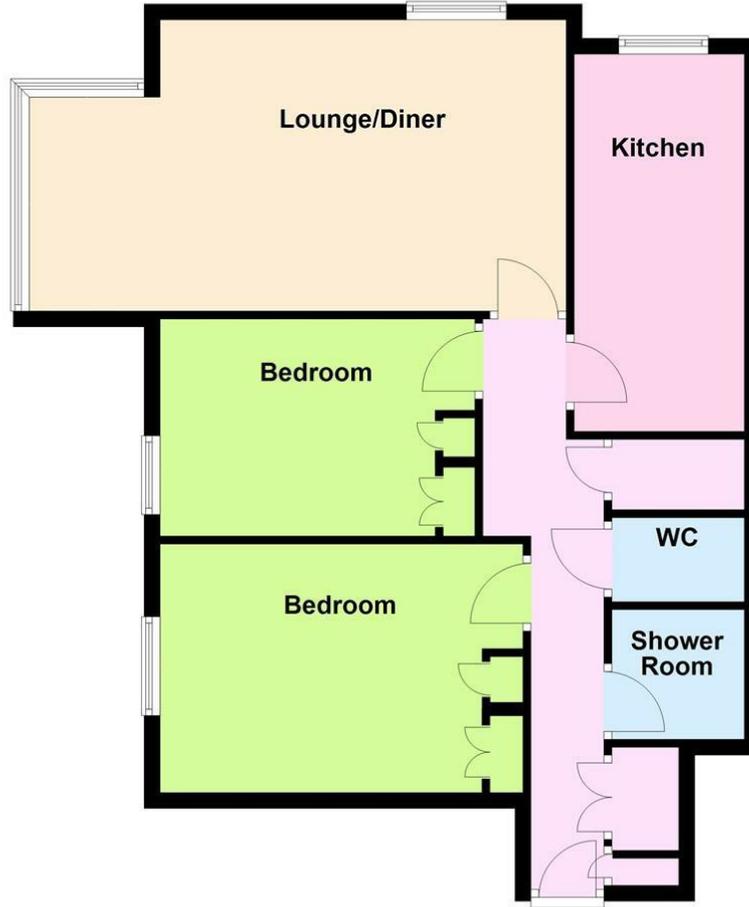
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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**Floor Plan**

Approx. 77.4 sq. metres (833.6 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.