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## Description

We are delighted to present to the market this two bedroom first floor flat ideally situated in the heart of Worthing town centre, close to town centre shops, restaurants, parks, the beach, bus routes and mainline station nearby.

Accommodation offers a lounge, kitchen, two bedrooms and a bathroom. The property also benefits from a good length lease and an allocated parking space.



## Key Features

- First Floor Flat
- Town Centre Location
- Allocated Parking Space
- EPC Rating D
- Two Bedrooms
- Chain Free
- Leasehold
- Council Tax Band A



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Robert  
Luff & Co



### Communal Entrance

### Front Door

### Entrance Hall

With phone entry system, built in storage and radiator.

### Kitchen

**3.05 x 1.69 (10'0" x 5'6")**

With a range of wall and base units, work surface incorporating stainless steel basin with drainer, free standing oven and four ring hob with extractor over, tiled splashback, space for under counter fridge/freezer, space and plumbing for washing machine, wall mounted Worcester boiler and window.

### Lounge

**3.94 max x 4.50 (12'11" max x 14'9" )**

With west facing sash bay window, radiator, tv point and coving.

### Bedroom One

**2.74 max x 5.07 max (8'11" max x 16'7" max)**

With sash bay window, built in storage, tv point, radiator and coving.

### Bedroom Two

**1.79 x 3.10 (5'10" x 10'2")**

With sash window, radiator and coving.

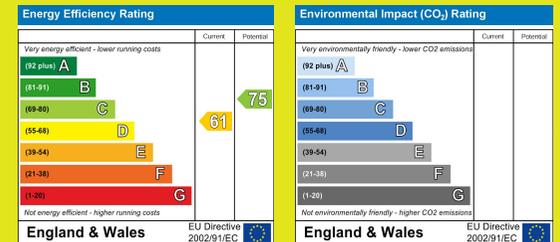
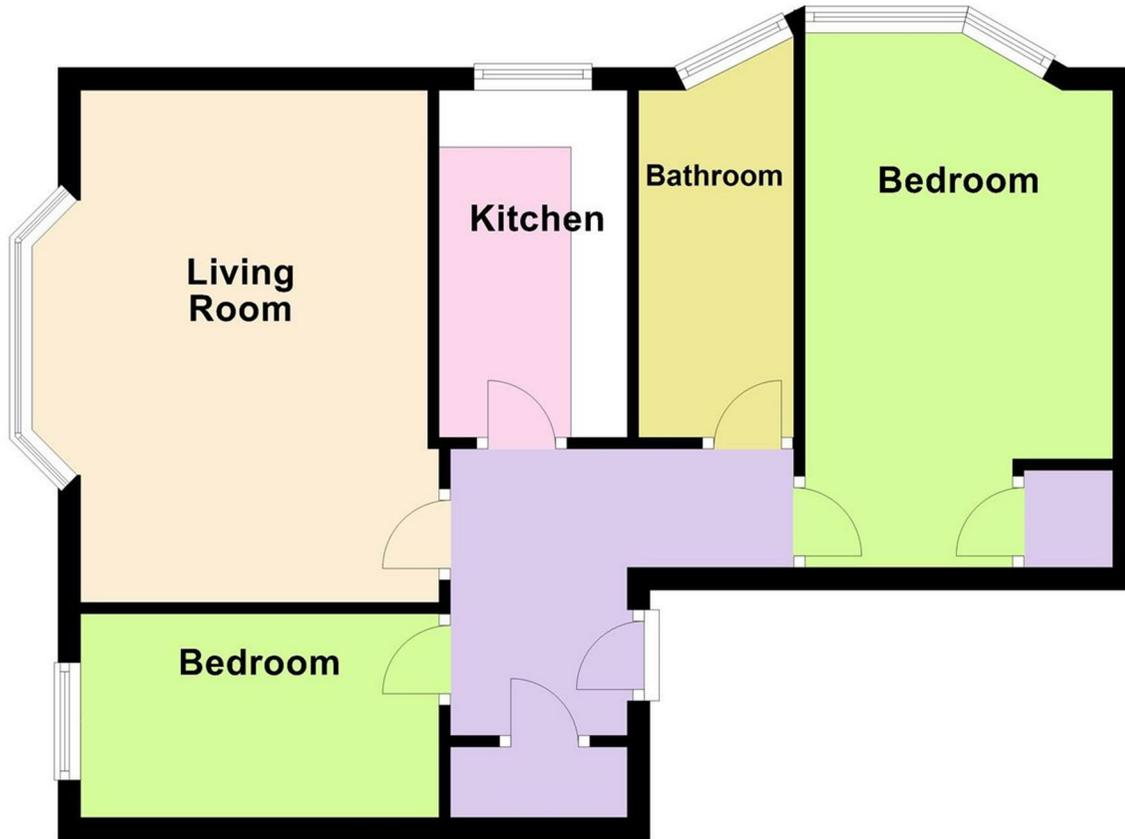
### Tenure

Leasehold with 118 years remaining. £1,600 per annum service charge. £150 per annum ground rent.



# Floor Plan Byron Road

## Floor Plan



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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