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## Description

We are pleased to offer to the market this well presented and maintained, two bedroom ground floor apartment, situated in the heart of the town centre.

The property is in good decorative order and benefits from a refitted kitchen and bathroom, double glazing, gas fired central heating and a garage.



## Key Features

- Ground Floor Apartment
- Refitted Kitchen
- Double Glazing
- Garage
- EPC Rating D
- Two Double Bedrooms
- Refitted Bathroom
- Gas Fired Central Heating
- Situated in the Heart of Worthing
- Council Tax Band B



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co



Glazed front door to:

**Inner Porch**

With herringbone laid wood block flooring and further glazed door to:

**Hallway**

With attractive herringbone laid block flooring, radiator, cupboard housing electric consumers and further storage cupboard with shelving.

**Lounge**

**4.41 x 3.50 (14'5" x 11'5")**

With double glazed window to front, radiator, tiled fire surround with tiled insert and hearth, coving and glazed door.

**Kitchen**

**3.50 x 2.54 (11'5" x 8'3")**

Recently refitted shaker style kitchen with a range of white fronted units, worktops incorporating a stainless steel sink with mixer tap, space for slimline dishwasher and space for washing machine, electric oven, four ring electric hob with extractor fan over, metro brick tiled splashbacks, space for fridge/freezer, double glazed window, radiator and double

glazed frosted door leading to outside bin area and to garage compound.

**Bathroom**

With panel enclosed bath with mixer tap and screen, fitted over bath shower with rainfall head and separate attachment, basin with mixer tap set in vanity unit, low flush WC, tiled walls, frosted double glazed window and heated towel rail.

**Bedroom Two**

**3.67 x 3.18 (12'0" x 10'5")**

With double glazed window and radiator.

**Bedroom One**

**4.26 x 3.22 (13'11" x 10'6")**

With double glazed window, coving and radiator.

**Garage**

With up and over door.

**Tenure**

Leasehold - 125 years remaining.  
Ground Rent: £100 per annum.  
Maintenance: £1,596 per annum (paid every six months).



