



Valencia Road, Worthing

Asking Price
£130,000
Leasehold

- Buy to Let Investors Only
- Double Bedroom
- Spacious Lounge
- Long Lease
- First Floor Flat
- Allocated Parking Space
- EPC Rating - E
- Sought After West Worthing Location

**Buy to Let Investors Only - Property being sold with tenants in situ ** Robert Luff & Co are delighted to offer to market this first floor flat ideally situated in this favoured West Worthing location just yards from the mainline station offering direct trains to Brighton and London and with local shops, schools and bus routes nearby. Accommodation offers living room, double bedroom, kitchen and bathroom. Other benefits include an allocated parking space and a long lease.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Communal Entrance

Communal stairs to first floor.

Front door leading into:

Lounge / Kitchen

Two double glazed windows, electric night storage heater, TV point, telephone point, kitchen area, wall and base units, stainless steel sink with mixer tap, four ring electric hob, electric oven, space and plumbing for washing machine, tiled splash back Velux window.

Bedroom One

Double glazed window to rear, electric night storage heater.

Bathroom

Panel enclosed bath with mixer shower attachment and screen, low level flush W.C, pedestal wash hand basin with mixer tap, frosted double glazed window, electric heater, cupboard housing water tank, tiled splash back.

Allocated Parking Space

Tenure

We have been advised that the property is leasehold with 110 years remaining.

The maintenance costs are £135 per quarter.



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


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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 CO2 emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		26
(1-20) G		
Not environmentally friendly - higher CO2 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.