



Offers In Excess Of
£170,000
Leasehold

Little High Street, Worthing

- First Floor Flat
- Recently Fitted Kitchen
- Fully Redecorated
- Allocated Parking Space
- NO CHAIN
- Double Bedroom
- Spacious Living Room
- South Facing Juliet Balcony
- EPC Rating - C
- Council Tax Band - B

We are delighted to offer to market this well-presented first-floor purpose built flat ideally situated in the heart of town centre with shops, schools, parks, restaurants, supermarkets, Worthing Hospital, bus routes, the mainline station and the seafront all nearby. Accommodation comprises an entrance hallway, a spacious living room, a recently fitted kitchen, a double bedroom, and a bathroom. Other benefits include an allocated off-road parking space and a south facing Juliet balcony.

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Accommodation

Entrance Hallway

Entry telephone system.

Kitchen 7'2" x 7'1" (2.19 x 2.16)

Matching range of white fronted base and draw units. Roll top working surface incorporating a one and a half bowl stainless steel sink with a chrome mixer tap and drainer. Integrated oven and four ring gas hob with extractor fan over. Part tiled walls. Space for appliances. Coving.

Living Room 17'0" x 11'4" (5.20 x 3.46)

TV and telephone point. Fitted shelves. Storage heater. Frosted glazed window to side. Double glazed door and windows opening up to a southerly aspect Juliet balcony. Ventilation fan. Coving.

Bedroom 11'5" x 10'6" (3.48 x 3.21)

Storage heater. Double glazed window to rear. Fitted double wardrobe with hanging and shelf. Coving.

Bathroom 8'0" x 4'9" (2.46 x 1.45)

Panel enclosed bath with mixer tap, shower screen, fitted electric shower and separate shower attachment. Wash hand basin with mixer tap. Mirror fronted unit. Low level flush WC. Extractor. Part tiled walls.

Allocated Parking

Private gated access.

Tenure

Leasehold with approximately 90 years remaining on the lease.

Annual Maintenance Charge - £1,200

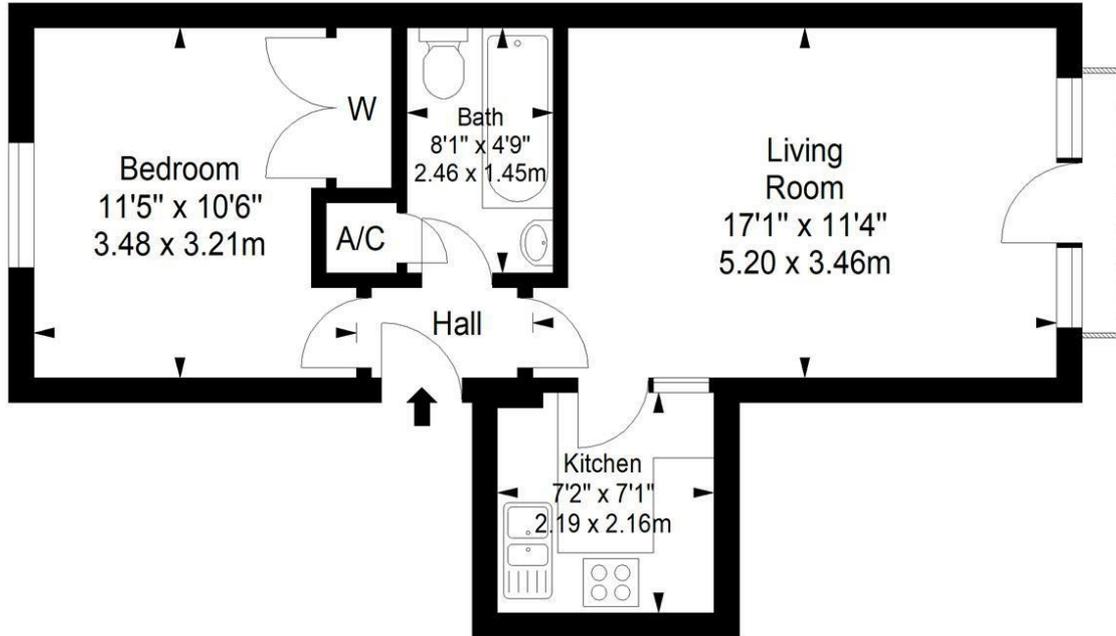


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First Floor



Approximate gross internal floor area 40.6 sq m/ 437.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.