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Description

Robert Luff & Co are delighted to offer for sale this well presented first floor flat situated within a convenient location. The property is located within walking distance of both local shops at Goring Road and West Worthing station. Internally the property features a sunny aspect lounge, kitchen area, double bedroom and bathroom. Externally the property features residents parking and a garage.



Key Features

- Purpose Built First Floor Flat
- One Double Bedroom
- Garage
- Residents Parking
- EPC Rating - B
- Council Tax Band - A





Communal Entrance

Telephone Entry System, Communal stairs leading to the flat:

Hallway

2.78 x 1.61 (9'1" x 5'3")

Entryphone system, Feature glass stain window through to the kitchen, Hortsman Thermostat, Deep storage cupboard housing the electric metres and the fuesboard.

Lounge

4.22 x 3.05 (13'10" x 10'0")

Duel aspect south facing and west facing windows, TV point, Phone point, Radiator, Arched entrance into the kitchen.

Kitchen

2.93 x 1.62 (9'7" x 5'3")

West facing double glazed window, Light wood-effect laminate storage units, Dark laminate worktop surfaces, Electric oven with four ring electric hobs,

Overhead Hotpoint extractor fan, Stainless steel sink, Plumbing for washing machine, Part tiled walls.

Bedroom

3.01 x 3.93 (9'10" x 12'10")

Double glazed east facing window, Two built in storage/cupboard spaces, Radiator.

Bathroom

White gloss sink, White gloss panel enclosed bath with overhead electric shower, Heated towel rail, Radiator, North facing frosted double glazed window.

Garage

Up and over door, storage space.

Outside

Parking on a first come first serve basis

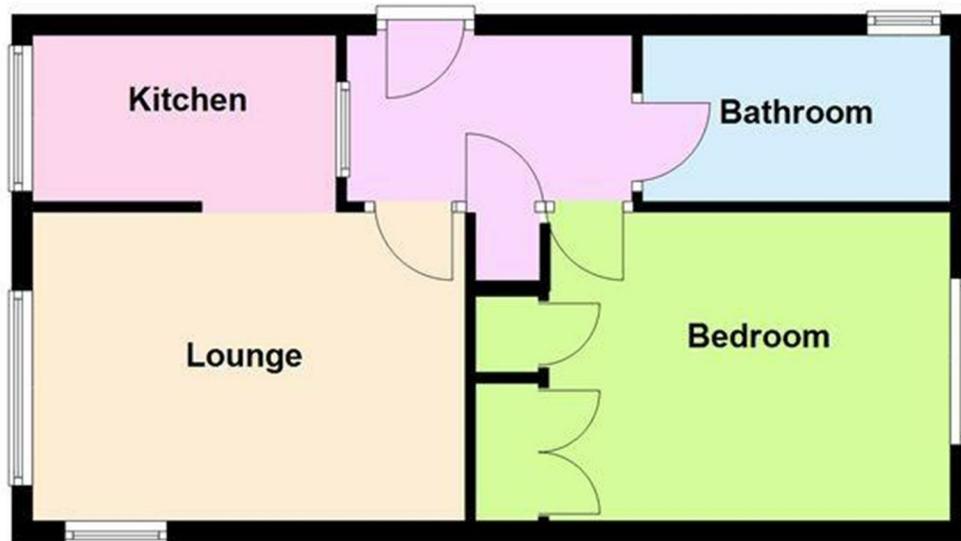
Tenure

Service Charge - £339 Per Quarter
Ground Rent - £4.25 Per Quarter
Remainder of a 999 year lease



Floor Plan Mill Road

Ground Floor
Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 42.5 sq. metres (457.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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