

Robert  
Luff & Co

Downview Road, Worthing

Leasehold - Asking Price £220,000



2



1



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TBC





## **Key Features**

- Spacious first floor apartment in West Worthing
- Convenient location close to shops, parks, bus routes, and mainline station
- Dual aspect lounge/diner with excellent natural light
- Refitted shower room with walk-in shower
- Separate WC for added convenience
- Spacious kitchen with views over communal grounds
- Extremely spacious master bedroom with full-length built-in wardrobes
- Further well-proportioned double bedroom
- Garage in compound
- Council Tax Band B | EPC Rating TBC | Chain free sale with long lease

We are delighted to offer this spacious first floor apartment, ideally situated in the heart of West Worthing. The property is conveniently located close to local shops, parks, bus routes, and the mainline railway station, and is offered for sale chain free with a long lease. The property further benefits from a garage located within the compound.

This well-proportioned first floor apartment is situated in a highly convenient West Worthing location, offering easy access to a range of local amenities including shops, parks, transport links, and the mainline station.

The accommodation is spacious throughout and includes a refitted shower room with a modern walk-in shower, along with a separate WC for added convenience.

The kitchen is fitted with a range of wall and base units and enjoys pleasant views overlooking the well-maintained communal grounds, creating a bright and attractive cooking space.

The dual aspect lounge/diner is generously sized, offering excellent natural light and a comfortable living and entertaining area.

The property features an extremely spacious master bedroom with full-length built-in wardrobes, also benefiting from lovely views over the communal gardens. There is a further well-proportioned double bedroom.

This apartment is offered for sale chain free and further benefits from a long lease, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

### **Tenure**

Leasehold with 137 years remaining  
Service Charge: £2,500 every six months.



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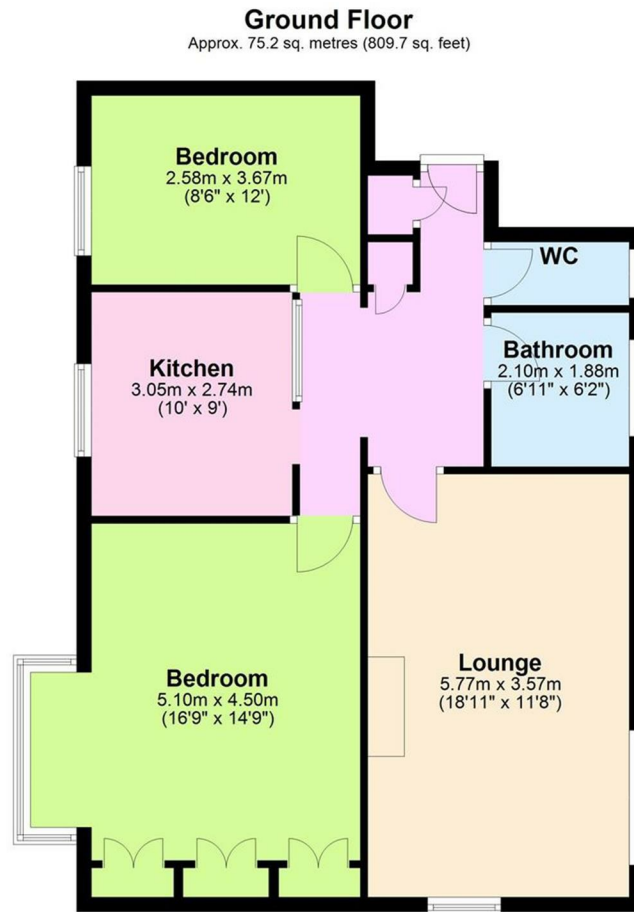


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# Floor Plan Downview Road



Total area: approx. 75.2 sq. metres (809.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(13-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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