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## Summary

We are delighted to offer this spacious and immaculately presented two double bedroom first floor flat, ideally situated in the sought-after West Worthing area, benefiting from a west-facing balcony, garage and off-road parking, and conveniently located close to local shops, parks, bus routes and West Worthing mainline station.

## Key Features

- Two spacious double bedrooms
- First floor flat in a sought-after West Worthing location
- Bright lounge/diner with a sliding door leading out to the balcony
- West-facing balcony with views over communal grounds
- Newly fitted contemporary kitchen with integrated appliances
- Modern bathroom with shower over bath and separate WC
- Attractive stripped wood flooring in hallway and living area
- Garage plus non-allocated off-road parking
- Close to shops, parks, transport links and mainline station
- Council Tax Band B | EPC Rating D



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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This beautifully presented first floor flat offers generous and well-planned accommodation throughout. Upon entering, a welcoming hallway leads into a bright and spacious lounge/diner, featuring a sliding door opening onto a superb west-facing balcony. This outdoor space provides ample room for seating and is perfect for enjoying afternoon and evening sunshine, while overlooking well-maintained communal grounds and views towards Downview Road.

The property boasts a stylish, newly fitted kitchen in a contemporary matt sage green finish, complemented by tiled splashbacks. It offers a range of wall and base units, an integrated oven, induction hob, integrated dishwasher, ceramic sink with drainer and mixer tap, along with space for a fridge freezer and washing machine. The layout has been thoughtfully designed to maximise storage and practicality

To the rear, there are two generous double bedrooms. The principal bedroom benefits from a built-in wardrobe with shelving and hanging space, as well as a pleasant westerly aspect allowing for plenty of natural light. The second bedroom is also a comfortable double and features built-in wardrobes, making it ideal for guests or as a home office.

A modern family bathroom includes a panel-enclosed bath with shower over, while a separate WC is conveniently located adjacent.

Additional features include attractive stripped wood flooring in the hallway and lounge/diner, a large storage cupboard housing a recently installed hot water system, and electric heating throughout to help maintain efficient running costs. Externally, the property benefits from a garage and non-allocated off-road parking on a first-come, first-served basis.

Positioned in a favoured part of the block, this flat enjoys a peaceful outlook and a highly convenient location.

#### **Tenure**

Leasehold with 133 years remaining.

Ground Rent: £200 per annum.

Service Charges: £3,381.94 per annum (£1,884.44 service charge & £1,498.50 reserve fund)



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## Floor Plan Downview Road



Total area: approx. 62.0 sq. metres (667.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">80</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">80</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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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