



Kingsland Road, Worthing

Asking Price
£210,000
Share of Freehold

- Well maintained and spacious maisonette
- Open plan kitchen/lounge
- Gas fired central heating
- New roof with 10 year warranty
- Large double bedroom
- Double glazing
- Off road parking
- Council Tax Band A

We are delighted to present this well maintained and spacious one bedroom maisonette, ideally located in the heart of Worthing's popular Broadwater district. The property is perfectly positioned close to local shops, amenities, parks, bus routes, and the mainline station.

The accommodation comprises an open plan kitchen/lounge, a large double bedroom, and a bathroom. Further benefits include a share of freehold, an allocated parking space, and recent building improvements, including a new roof.

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Accommodation

Glazed door through to:

Communal Entrance Hall

Door to:

Lounge/Kitchen 15'11" x 14'0" (max) (4.86 x 4.28 (max))

Bright and airy lounge area with dual aspect double glazed windows, wall-mounted Worcester boiler, laid laminate wood flooring, and radiator.

Kitchen area with space for a small breakfast table, downstairs storage recess, space for fridge/freezer, base and wall units, hardwood working surfaces incorporating a stainless steel sink with flexible hose mixer tap, fitted electric oven, four ring electric hob and extractor fan, built-in breakfast bar, laminate wood flooring and double glazed window.

Cupboard housing electric consumer unit and turn stairs to:

First Floor Landing

Spacious landing with turn staircase with window.

Bedroom 14'3" x 11'11" (4.35 x 3.64)

Large double bedroom with radiator, double glazed window, oak wood door, and loft hatch.

Bathroom

With p-shaped panel enclosed bath with mixer tap and shower attachment, fitted over bath shower with rainfall head and separate attachment, shower screen, low flush WC, basin, heated towel rail, tiled walls, and frosted double glazed window.

Outside

Car parking space.

Tenure

Share of Freehold.

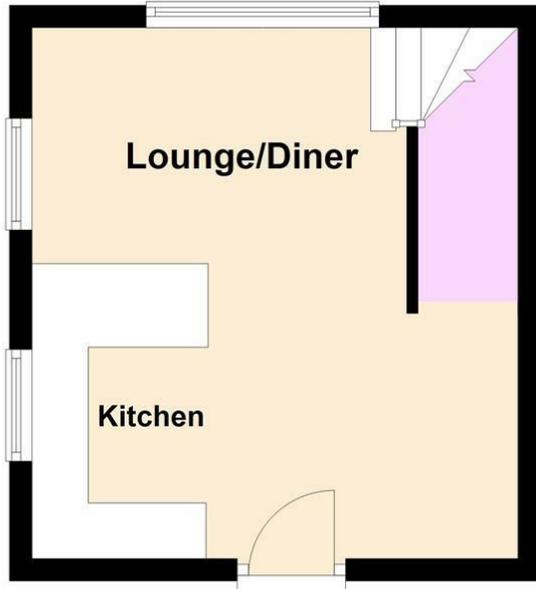


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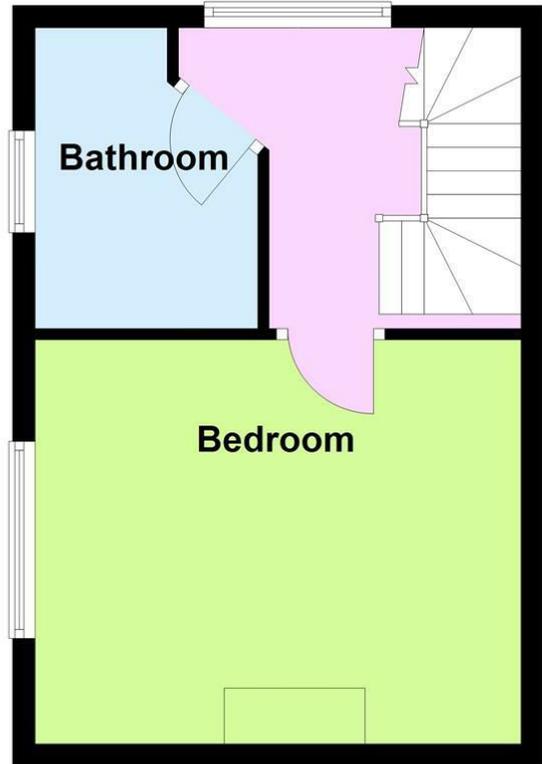
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Ground Floor
Approx. 20.5 sq. metres (220.9 sq. feet)



First Floor
Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)

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		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.