



Salisbury Road, Worthing

Offers In Excess Of
£140,000
Leasehold

- First Floor Flat
- Double Bedroom
- Spacious Lounge with Study Area
- Ensuite
- EPC Rating - TBC
- Leasehold
- Council Tax Band - TBC
- Cash Buyers Only

Robert Luff and Co are delighted to offer to the market this first floor flat situated in the heart of Worthing Town centre, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge with study area, kitchen, bedroom with ensuite and separate WC. Cash buyers only.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
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Accommodation

Communal Entrance Hall

Communal front door leading to communal entrance hall with stairs to first floor. Front door leading to:

Entrance Hall

Split level hall. Storage heater. Cupboard housing electric meters.

Lounge 12'5 x 11'7 (3.78m x 3.53m)

Double-glazed sash window. TV point. Electric heater.

Study Area 7'06 x 5'34 (2.29m x 1.52m)

Forms part of the lounge - Stud partition with no natural light.

Kitchen 5'6 x 5'4 (1.68m x 1.63m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Space for cooker. Space for fridge/freezer. Double-glazed sash cord window. Tiled splashback.

Bedroom 9'68 x 8'01 (2.74m x 2.46m)

Double-glazed sash cord window. Cast iron fireplace. Door leading to:

Ensuite Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Tiled splashbacks. Double-glazed window.

Separate WC

Low level flush WC. Frosted double-glazed window.



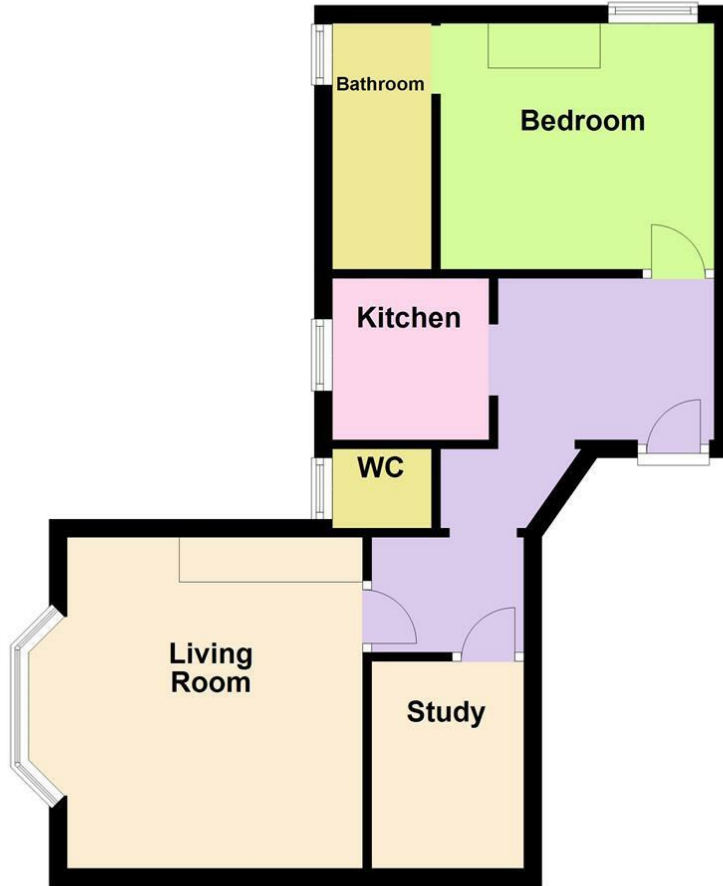
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Floor Plan

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 41.7 sq. metres (448.4 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.