



Offers In Excess Of
£280,000
Leasehold

Winchelsea Gardens, Worthing

- First Floor Flat
- Two Bedrooms
- Lounge/Diner
- Three Balconies
- Basement Storage
- Off Road Parking
- CHAIN FREE
- EPC Rating - C
- Council Tax Band - C
- Leasehold

Robert Luff & Co are delighted to offer to the market this stunning two bedroom first floor apartment situated in this sought after West Worthing location close to town centre shops, restaurants, bus routes, mainline station and just a stone's throw from the seafront as well as Marine Gardens. Accommodation offers entrance hallway, lounge/diner, kitchen, two bedrooms and a bathroom. Other benefits include basement storage for bikes, three balconies and double glazing.

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Accommodation

Communal Entrance

Stairs

Up to first floor.

Front Door

Opening into:

Entrance Hallway

Phone entry system. Picture rail.

Lounge/Diner 11'9" x 19'2" (3.60 x 5.85)

Electric fire surround. Original coving. Dual aspect double glazed windows. Two doors opening out onto separate balconies.

Kitchen 9'11" x 6'11" (3.04 x 2.11)

A range of white base and wall units. Black work surface incorporating stainless steel basin with drainer and mixer tap. Electric oven with four ring hob and extractor fan over. Tiled splashback. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed door to:

Enclosed Balcony

Twist and turn double glazed window. Door to fire exit.

Bedroom One 14'2" x 7'10" (4.34 x 2.41)

Radiator. Picture rail. Double glazed window.

Bedroom Two 11'10" x 11'9" (3.63 x 3.60)

Radiator. Picture rail. Double glazed window.

Bathroom 9'11" x 8'5" (3.04 x 2.57)

Tiled enclosed bath with wall mounted shower over. WC. Pedestal wash hand basin with mixer tap. Part filled. Storage cupboard with shelving. Heated towel rail. Dual aspect double glazed windows.

Balcony One

Wall enclosed.

Balcony Two

Wall enclosed.

Basement

Light. Storage for bikes.

Tenure

Leasehold with approximately 140 years remaining. Annual service and maintenance cost approximately £3,800 including heating and hot water.





Total area: approx. 68.0 sq. metres (732.2 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 | |

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