



Guide Price
£225,000
Leasehold

Park Road, Worthing

- Ground Floor Flat
- Two Bedrooms
- Lounge/Diner
- Shower Room
- Allocated Off Road Parking
- EPC Rating - TBC
- Council Tax Band - C
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom ground floor flat situated in the heart of Worthing within walking distance to town centre shops, restaurants, the seafront, parks, bus routes and mainline station. Accommodation offers entrance hall, kitchen, lounge/diner, two bedrooms and a bathroom. Other benefits include an allocated parking space.

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

Entrance Hallway

Phone entry system. Thermostat. Cupboard housing boiler with shelving. Further cupboard with hanging space and shelving housing fuse board.

Shower Room 6'10" x 6'3" (2.09 x 1.93)

Walk in shower with wall mounted rainfall head. Basin set in vanity unit with built in WC. Tiled. Wall mounted heated towel rail. Coving.

Lounge/Diner 16'6" x 11'6" to window (5.05 x 3.52 to window)

Coving. Traditional double glazed window with shutters. Double doors opening into kitchen.

Kitchen 11'10" x 5'5" (3.62 x 1.66)

A range of base and wall units including drawers with downlights. Tiled splashback. Electric Neff oven with four ring gas hob and extractor fan over. Built in washing machine, dishwasher and fridge/freezer. Thermostat. Spotlights.

Bedroom One 12'0" x 8'9" (3.67 x 2.67)

Thermostat. Fitted wardrobe with hanging space and shelving. Coving. Traditional double glazed window with shutters.

Bedroom Two 11'10" x 6'10" (3.63 x 2.09)

Thermostat. Coving. Traditional double glazed window.

Residents Parking

Allocated off road parking space.

Tenure

Leasehold with 983 years remaining. Ground rent of £75 pa. Service charge of approximately £2400 pa.



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Floor Plan

Approx. 49.5 sq. metres (533.1 sq. feet)



Total area: approx. 49.5 sq. metres (533.1 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.