



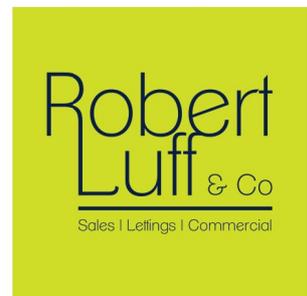
Navarino Road, Worthing

Price
£300,000
Leasehold

- Ground Floor Flat
- Short Walk to the Beach
- Two Bedrooms
- EPC Rating - TBC
- Council Tax Band - B
- Kitchen/Breakfast Room
- Close to Mainline Station
- Private Rear Garden with Log Cabin
- Leasehold
- New Lease upon Completion

Robert Luff & Co are delighted to offer a character filled converted ground floor Victorian garden flat ideally situated just yards from the beach, town centre shops, restaurants and mainline station. Accommodation offers bay fronted living room with fireplace, inner hall way, two bedrooms, modern bathroom and kitchen/breakfast room opening to a private garden which is attractively landscaped. Mainly laid to artificial grass, decking and combination office storage log cabin. Other benefits include a new lease upon completion and rear access.

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Accommodation

Communal Entrance

Private front door leading into:

Living Room 15'6" x 12'0" (4.72 x 3.66)

Feature double glazed bay window to front enjoying views south over the beach and out to sea, stunning exposed and varnished wooden floor boards, feature fireplace with log infill, built in recess storage cupboards and shelving with TV stand, TV point, radiator, beautiful original coving and ceiling rose.

Inner Hallway

L-shaped with built understairs storage cupboards leading to the back of the flat.

Kitchen/Breakfast Room 12'5" x 12'0" (3.78 x 3.66)

Two double glazed windows to side aspect, single stainless steel sink unit inset to roll top work surfaces, matching range of wall and base units, built in oven, four ring hob and stainless steel extractor hood above, space and plumbing for washing machine, dishwasher and American style fridge/freezer, space for dining table and chairs, wall mounted cupboard enclosed boiler, part tiled walls, radiator, double glazed window and door overlooking and leading out to the garden.

Bedroom One 12'11" x 10'8" (3.94 x 3.25)

Double glazed window to rear, radiator, fitted wardrobes with hanging space, shelving and drawers below, original coving.

Bedroom Two 8'9" x 6'6" (2.67 x 1.98)

Double glazed window to side aspect, hand made built in bunk beds set up with exclusive draw storage below and complete desk area, coving and skimmed ceiling.

Bathroom

Double glazed frosted window to side aspect, P-shaped panel enclosed bath with shower and glass screen, pedestal wash hand basin with chrome mixer tap, low level flush WC, chrome heated towel rail, metro brick tiled walls with mirrored inset.

Private Rear Garden

A real feature to the home is this private enclosed rear garden, a decorative decked area comes off the back leading onto artificial grass with decorative borders, gate offering rear access.

Log Cabin

Fully insulated walls and floor, offering storage, bike shed and office.

Agent Notes

Council Tax Band - B



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Floor Plan
Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 56.3 sq. metres (605.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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