Robert Luff & Co

Shakespeare Road, Worthing

Leasehold - Share of Freehold - Offers In Excess Of £170,000



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Communal Entrance
With entry telephone system. Stairs to first floor.

Open Plan Kitchen/Lounge/Diner
Range of gloss-effect wall and base units with wood-effect work surfaces, incorporating a one-and-a-half stainless steel sink with drainer, built-in ring induction hob with stainless steel extractor, electric oven, space for washing machine, built-in fridge freezer, single-glazed windows to the side, spotlights, coving, carpets, electric radiator, and TV point.

Bedroom
Electric heaters, window to side, downlighter, coving, and carpets.

Bathroom
Panel-enclosed P-shaped bath with shower overhead, part-tiled walls and floors, low-level flush WC, frosted single-glazed window to the rear, low-level sink with mirrored vanity unit above, cupboard housing water tank with shelving and storage.

Tenure
Leasehold - remainder of 999 year lease.
Service Charge/Maintenance: £1000 per annum.

Key Features

- Well-presented first-floor flat in central Worthing
- Secure communal entrance with entry telephone system
- Spacious open-plan kitchen/lounge/diner
- Modern kitchen with gloss-effect units and integrated appliances
- Large double bedroom with electric heating
- Generous family bathroom with P-shaped bath and overhead shower
- Single-glazed windows providing natural light
- Electric heating throughout
- Close to shops, parks, transport links, and mainline station
- EPC Rating E | Council Tax Band A













Floor Plan Shakespeare Road

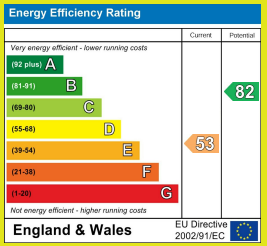
Floor Plan

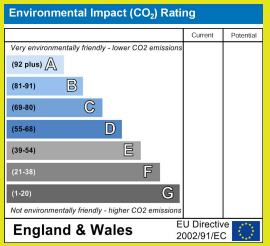
Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 38.3 sq. metres (412.1 sq. feet)







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.

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