



## Park Road, Worthing



Offers In Excess Of  
£90,000  
Leasehold

- First Floor Retirement Flat
- Double Bedroom
- Bay-Fronted Lounge/Diner
- Residents Lounge, Salon and Laundry
- Communal Gardens
- Modern Kitchen
- Council Tax Band - A
- EPC Rating - B

We are delighted to offer to the market this first floor retirement flat situated in the heart of Worthing Town Centre, close to local shopping facilities, parks, restaurants, Worthing hospital, the seafront, bus routes and mainline station. Accommodation offers an entrance hallway, a bay-fronted lounge/diner, a kitchen, one double bedroom and a shower room. Other benefits include residents lounge, salon and laundry room.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

UPVC front door to:

### Entrance Hallway

Laid wood effect flooring. Large storage cupboard with electric consumer unit and shelves. Wall mounted heater. Door to:

### Lounge/Diner 14'7" max into bay x 10'2" (4.47 max into bay x 3.10)

Double glazed bay window with views of the communal gardens. Coving. Telephone point. Emergency pull cord system. Double opening doors to:

### Modern Fitted Kitchen 7'4" x 6'9" (2.26 x 2.06)

Range of high gloss base and wall units. Contemporary working surfaces incorporating a white sink with mixer tap. Two ring electric hob with extractor fan over. Integrated Zanussi microwave. Space and plumbing for washing machine. Space for fridge/freezer. Extractor unit.

### Bedroom 13'6" x 8'4" (4.13 x 2.55)

Double glazed westerly aspect window. Emergency pull cord. Mirror fronted wardrobe with hanging and shelf.

### Bathroom

Fitted shower with seat, glass screen and Triton power shower. Low level flush WC. Basin with mixer tap set in a vanity unit. Wall mounted mirror. Wall mounted heater. Extractor fan.

### Tenure

Leasehold with approximately 63 years remaining on the lease.

Annual Maintenance Charge - £3,354

Annual Ground Rent - £206



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk

## Floor Plan

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 42.3 sq. metres (455.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	85
	EU Directive 2002/91/EC		

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