



## Northcourt Road, Worthing

Offers In Excess Of  
**£190,000**  
Leasehold

- Second Floor Flat
- Two Bedrooms
- Phone Entry System
- Communal Gardens
- Allocated Parking Space
- EPC Rating - C
- Council Tax Band - B
- Leasehold

We are delighted to offer to the market this well presented second floor flat situated in the heart of Worthing close to local shops, amenities, schools, bus routes and mainline station. Accommodation offers stairs up to second floor, entrance hall, lounge, kitchen, two bedrooms and a bathroom. Other benefits include communal gardens and an allocated parking space.

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**  
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## Accommodation

### Communal Entrance

Phone entry system

### Stairs

Up to second floor.

### Front Door

Opening into:

### Entrance Hall

Phone entry system. Telephone point. Radiator. Storage cupboard with slatted shelves. Further cloak cupboard with shelf and electric consumer unit. Coving.

### Lounge 15'8" x 17'7" max into bay (4.79 x 5.38 max into bay)

Two radiators. Dimmer switch. Coving. Double glazed window to front.

### Kitchen 9'10" x 8'9" (3.01 x 2.68)

A range of shaker style light fronted base and wall units. Roll top work surface incorporating a stainless steel one and a half bowl sink. Electric Hotpoint oven and four ring hob with extractor fan over. Space for fridge/freezer and washing machine. Tiled splashback walls. Radiator. Coving. Double glazed window with Southerly aspect.

### Bedroom One 11'8" x 9'6" (3.56 x 2.90)

Radiator. Coving. Double glazed window.

### Bedroom Two 15'8" x 7'6" (4.79 x 2.30)

Radiator. Fitted wardrobe with sliding doors and hanging with shelf over. Coving. Double glazed window.

### Communal Gardens

### Allocated Parking Space

Number 19.

### Tenure

Leasehold with ... years remaining. Maintenance circa £1000 per year.



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

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## Floor Plan

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 65.2 sq. metres (701.5 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>		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.

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