



Price
£220,000
Leasehold

Wordsworth Road, Worthing

- Ground Floor Flat
- Two Bedrooms
- Shower Room
- Underfloor Heating Throughout
- Central Worthing Location
- EPC Rating - C
- Council Tax Band - B
- Leasehold

Robert Luff & Co are delighted to offer to the market this well maintained two bedroom ground floor flat situated in this central Worthing location close to town centre shops, restaurants, parks, the seafront, bus routes and mainline station. Accommodation offers entrance hall, kitchen, lounge, two bedrooms and a shower room. Other benefits include underfloor heating throughout the property.

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

Front Door

Opening into:

Entrance Hallway

Cupboard housing solar heater and fuse board.

Kitchen 10'5" x 10'1" (3.18 x 3.09)

A range of base and wall units. Work surface incorporating stainless steel basin with drainer and mixer tap. Double electric oven and grill. Four ring electric hob with extractor fan over. Heating control. Double glazed bay window.

Lounge 17'10" into bay x 11'11" (5.45 into bay x 3.65)

Heating control. Double glazed bay window.

Bedroom One 13'5" x 8'5" (4.09 x 2.58)

Heating control. Double glazed window.

Bedroom Two 9'5" x 8'2" (2.88 x 2.49)

Heating control. double glazed window.

Bathroom 8'7" x 5'8" (2.63 x 1.73)

Walk in shower with wall mounted thermostatic control shower. WC. Pedestal wash hand basin. Part tiled. Mirror with light and shaver point.

Tenure

Leasehold with 83 years remaining. Maintenance charge of approximately £1700 per annum. £100 ground rent per annum.



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Floor Plan

Approx. 61.7 sq. metres (664.3 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 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.