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Description

We are delighted to offer to the market this top floor apartment, ideally situated in this central Worthing location close to town centre shops, restaurants, the beach, bus routes and mainline station nearby.

Accommodation offers a spacious lounge/diner, good sized kitchen, double bedroom bathroom and separate W/C. the property benefits from a long lease, low outgoings and a chain free sale.

Key Features

- First Floor Flat
- Bay Fronted Lounge
- Close to Town Centre & Seafront
- Double Bedroom
- Bathroom
- Chain Free





Lounge

4.06 x 3.77 (13'3" x 12'4")

Bay fronted with original sash windows, electric heater, floorboards, picture rail and coving.

Kitchen

2.66 x 3.38 (8'8" x 11'1")

Range of wall and base units with worktops, sink with drainer, space for washing machine, space for cooker, space for fridge freezer, cupboard housing water tank, step down and door leading to separate W/C, bathroom and bedroom.

W/C

0.76 x 1.60 (2'5" x 5'2")

frosted window to side, low level flush W/C, towel rail

Bedroom

2.56 x 3.25 (8'4" x 10'7")

Window to side, carpets, ceiling light, small built in wardrobe,

Bathroom

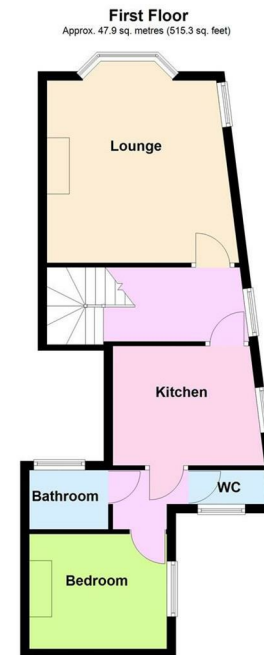
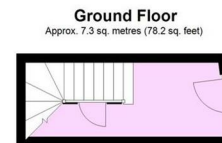
1.32 x 1.76 (4'3" x 5'9")

Panel enclosed bath, part tiled walls, heated towel rail, handheld shower over bath, low level sink,





Floor Plan Brunswick Road



Total area: approx. 55.1 sq. metres (593.5 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co