



Canterbury Road, Worthing

Offers In Excess Of
£200,000
Leasehold

- First Floor Flat
- Double Bedroom
- Kitchen / Breakfast Room
- Close to Mainline Station
- Private Front Garden
- Leasehold
- EPC Rating - C
- Council Tax band - A

Robert Luff & Co are delighted to offer to market this first floor flat ideally situated in this popular West Worthing location close to local shops, restaurants, parks, bus routes and the mainline station. Accommodation offers private entrance into entrance hall, lounge, kitchen / breakfast room, double bedroom and bathroom. Other benefits include access to the loft space and a private front garden.



Accommodation

Entrance

Attractive composite double-glazed multi-lock front door leading to hall. Part wood panelling and dado rail. Laid wood effect floor. Stairs leading to first floor

First Floor Landing

Contemporary style oak wood banister with glass insert. Radiator. Thermostat. Loft hatch.

Lounge 16'3" x 11'89" (4.95m x 3.35m)

Two double glazed windows with Southerly aspect. Radiator. Down lights. Chimney breast with built in TV recess. Dimmer switch.

Kitchen 11'67" x 8'59" (3.35m x 2.44m)

A range of matching wall and base units. Wood effect worktop with sink with mixer tap and drainer. Space for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted 'Baxi' boiler. Metro brick tiled splashback. Dual aspect double glazed windows. Radiator. Down lights.

Bedroom 12'5" x 10'29" (3.78m x 3.05m)

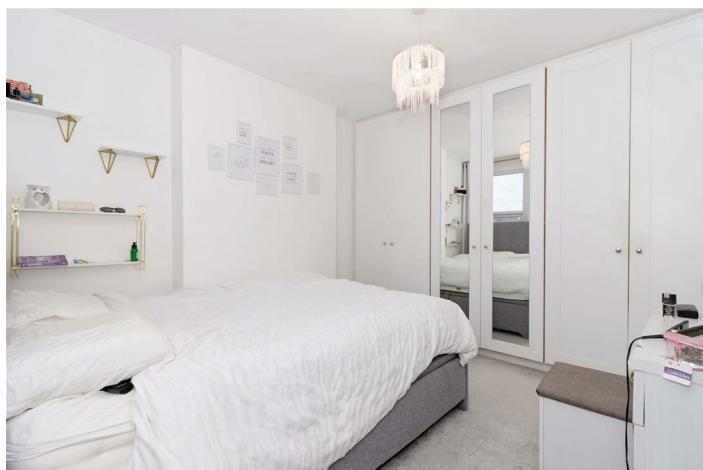
Double-glazed window. Radiator. Built in wardrobe with hanging space and shelves.

Bathroom

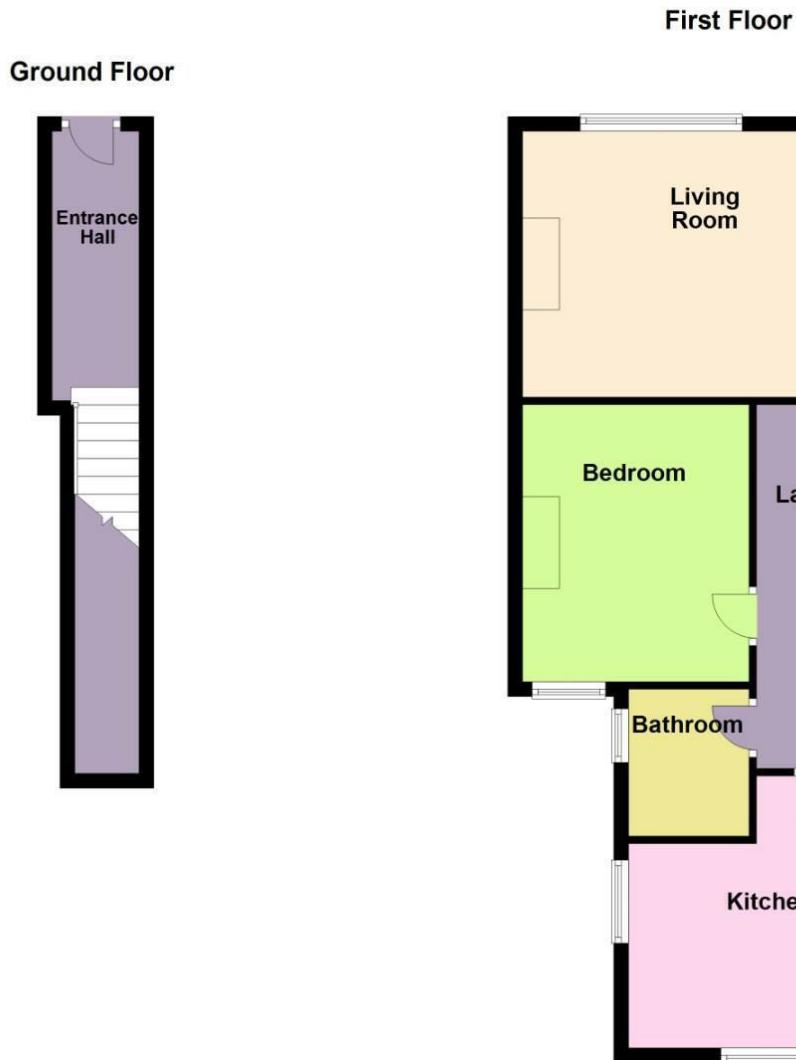
Panel enclosed bath with black mixer tap and matching over bath shower with rainfall head and separate attachment and glass screen. Wash hand basin set into wood effect vanity unit with mixer tap. Low level flush WC. Tiled walls. Black towel rail. Down lights. Frosted double glazed window.

Tenure

Leasehold. 116 years remaining on the lease. £150 ground rent per annum. £350 building insurance per annum. Service charges, as and when.



Floorplan



| 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.