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Description

We are delighted to offer to the market this ground floor apartment, situated in Worthing and yards from the mainline station. The flat is also close to local shopping facilities, parks and bus route.

Accommodation offers entrance hall, lounge, kitchen, two bedrooms and family bathroom. The property also benefits from communal gardens and a garage.



Key Features

- Ground Floor Apartment
- Spacious Living Room
- Garage
- Town Centre Location
- Two Bedrooms
- Kitchen & Bathroom
- EPC Rating C
- Council Tax Band B





Communal Entrance

Communal front door. Front door leading to:

Entrance Hall

Telephone entry system. Storage cupboard. Electric meter.

Living Room

6.07 x 3.58 (19'11" x 11'9")

Double-glazed bay window to front. Double radiator. Double glazed window to side. Hatch access to kitchen.

Kitchen

3.23 x 2.25 (10'7" x 7'4")

A range of matching wall and base units. Worktop incorporating one and half bowl sink with drainer and mixer taps. Electric cooker with a four ring gas hob and extractor hood. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler. Double aspect double glazed windows.

Bedroom One

3.94 x 3.05 (12'11" x 10'0")

Double-glazed window to front. Radiator.

Bedroom Two

**3.02 x 2.44 (3.01 x 2.45)
(9'11" x 8'0")**

Double-glazed window to rear. Radiator.

Bathroom

Panel enclosed bath with an electric shower above and glass shower screen. Pedestal wash hand basin. Towel radiator. Tiled floor and walls. Double-glazed window.

Separate WC

Double-glazed window. Low level WC. Tiled floor.

Garage

Access to the rear of the property in compound.

Tenure

Leasehold with 936 years remaining.
Service Charge: £220.74 per month.
Ground Rent: £0



Floor Plan Victoria Road

Ground Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 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		71	75

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		64	76

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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