



Valencia Road, Worthing

Offers In Excess Of
£270,000
Share of Freehold

- Top Floor Flat
- Two Bedrooms
- Front Garden
- Loft Room
- Council Tax Band - A
- Lounge
- Good Central Location
- EPC Rating - TBC
- Share of Freehold

Robert Luff & Co are delighted to offer to the market, this good sized top floor flat situated in a good central location with all Tarring road's shopping facilities nearby and close to West Worthing's mainline station.

Accommodation includes lounge, kitchen, two good size bedrooms, bathroom. Other benefits include loft room and front garden.

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

Communal front door to hall

Entrance Hall

Front door. Stairs to hall. Downlighters. Two radiators. Storage cupboard. Steps to loft room

Lounge 16'6" x 14'0" (into bay) (5.04 x 4.27 (into bay))

Two double-glazed windows (one of which is a bay window to the front of the property). Telephone point. TV point. Wooden fire surround with marble effect insert and hearth. Coving

Kitchen 8'2" x 8'0" (2.50 x 2.44)

White fronted base and wall units. Wood effect worktop. Four gas hob and extractor fan. Electric oven. Radiator. Tiled splash back. Space for fridge/freezer. Laid wood flooring.

Bedroom One 12'9" x 7'4" (3.9 x 2.24)

Two double-glazed windows. Radiator. Coving

Bedroom Two 11'9" x 8'6" (3.6 x 2.6)

Lead light double-glazed window. Wall mounted Vaillant boiler. Coving

Bathroom

Shower cubicle. Panelled enclosed bath with mixer tap. Pedestal basin. Low level flush WC. Tiled walls and floor. Frosted window.

Loft Room 13'3" x 12'6" (4.04 x 3.82)

Eaves storage.

Outside

Front Garden

Westerly aspect front garden. Raise decking and artificial grass



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

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Floorplan



Total area: approx. 88.5 sq. metres (952.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.