



Ophir Road, Worthing



Offers In Excess Of
£260,000
Leasehold

- First Floor Flat
- Large Communal Gardens
- Exceptional Finish Throughout
- Located Close To The Seafront
- Two Double bedrooms
- Own Private Entrance
- Council Tax Band - B
- EPC Rating - C

We are delighted to offer to the market this beautifully presented purpose-built top floor flat, ideally situated in the heart of East Worthing, close to local shops, schools, parks, bus routes, the mainline station, and being just yards from Worthing's popular seafront and promenade. Accommodation comprises a private entrance hallway leading to the first floor landing, a spacious living room, a modern kitchen, two double bedrooms, and a contemporary style bathroom. Other benefits include a well-maintained communal garden, a loft space, ample storage, low maintenance and ground rent charges, and being in good order throughout.

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Accommodation

Double glazed private entrance leading to:

Landing

Oak laminate flooring. Spotlights. Modern vertical radiator. Large storage cupboard. Lift access.

Living Room 12'9" x 12'4" (3.91 x 3.76)

Oak laminate flooring. Spotlights. Modern vertical radiator. Double glazed window.

Kitchen 13'6" x 7'4" (4.12 x 2.24)

Dual aspect double glazed window. White wall, base and drawer units. Integrated washing machine, dishwasher, fridge/freezer, and Bosch microwave and oven. Four ring gas hob and overhead extractor. Spotlights. Tiled splashback. Oak laminate flooring. Storage cupboard with boiler and space for tumble dryer. Large Porcelain basin and drainer with a mixer hot water tap.

Bedroom one 11'1" x 10'11" (3.40 x 3.35)

Double glazed window. Oak laminate flooring. Modern radiator. Storage cupboard.

Bedroom Two 9'2" x 8'10" (2.81 x 2.70)

Double glazed window. Oak laminate flooring. Modern radiator.

Bathroom

Tiled walls. Double glazed window. Bath with overhead shower attachment and screen. Wash hand basin set in a vanity unit. Low level flush WC. Wall mounted radiators.

Communal Garden

Well-maintained communal garden.

Tenure

Leasehold with approximately 109 years remaining on the lease.

Annual Ground Rent - £120

Annual Maintenance Charge - As and When



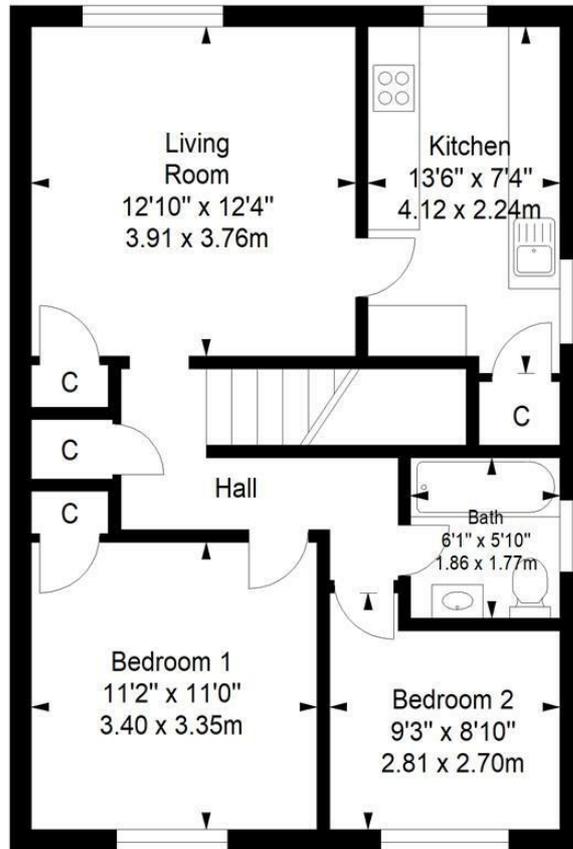
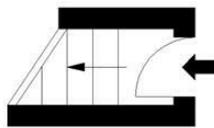
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First Floor

Ground Floor
Entrance



Approximate gross internal floor area 60.4 sq m/ 650.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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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	77
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.