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## Description

We are delighted to offer to the market this beautifully present modern one bedroom ground floor flat in Findon Valley, just a short walk from the local parade of shops offering a selection of cafes, bakers, restaurants and other amenities.

Benefits of the property include open plan living and kitchen area, integrated appliances and stylish bathroom, double bedroom with built in storage, designated parking and communal outside space. This property is leasehold so please contact us for more information and to arrange a viewing.



## Key Features

- Beautifully presented One Bedroom Ground Floor Apartment
- Electric Heating
- Parking Space
- Leasehold
- Council Tax Band B
- Stunning Findon Valley Location
- Council Tax B
- Communal Gardens
- EPC Rating TBC



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### Entrance

Double glazed door leading to:

### Open Plan Kitchen/Dining Room 2.13 x 3.09 (6'11" x 10'1")

Double glazed window, electric wall mounted heater, wall mounted TV power point, storage cupboard with shelves, through way to kitchen area with modern grey fronted kitchen units with marble effect work tops, stainless steel sink with mixer tap, electric oven and four ring hob with extractor hood over, splashback, stack of drawers, integrated fridge, freezer and integrated washing machine, and double glazed window leading to:

### Bedroom

**0.61m.22.25m x 1.22m.8.23m  
(2.73 x 4.27)**

Double glazed window, frosted double glazed door to communal garden and parking area, and cupboard.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, basin set in a vanity unit with mixer tap, low flush WC, heated towel rail, tiled splashback, extractor fan, and under stairs storage cupboard

### Communal Lawn Areas

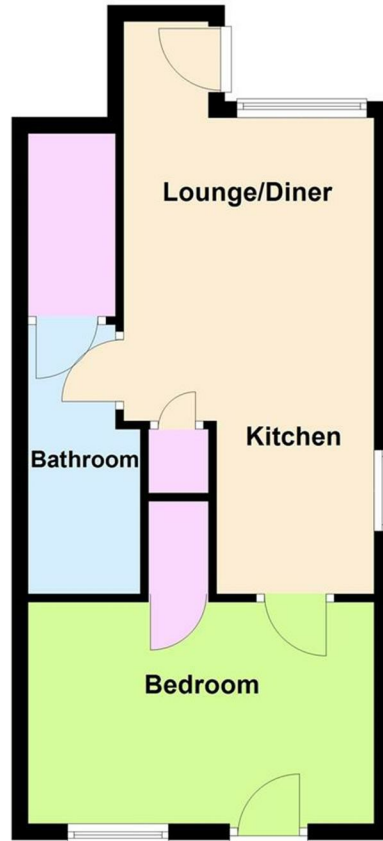
### Tenure

Leasehold with 198 years remaining.  
Service Charge: £700 per annum  
(includes Ground Rent)



# Floor Plan Wantley Road

**Floor Plan**  
Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 38.2 sq. metres (410.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

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