



## Tarring Road, Worthing



Offers In Excess Of  
**£240,000**  
Leasehold

- Ground Floor Flat
- Open Plan Lounge/Kitchen
- Close to Station
- Leasehold
- NO FORWARD CHAIN
- Two Double Bedrooms
- En-Suite Shower Room & Modern Bathroom
- EPC Rating - C
- Council Tax Band - A

Robert Luff and Co are delighted to offer to the market this ground floor flat situated in the heart of Tarring close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, open plan lounge/kitchen, two bedrooms, ensuite and family bathroom. Other benefits include double-glazing. NO FORWARD CHAIN.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double-glazed front door leading to entrance hall.

### Open Plan Lounge/Kitchen 20'2" x 12'2" (6.15 x 3.71 )

#### Lounge Area

Double-glazed windows. Double-glazed door to side entrance. Two Radiators. TV point. Telephone point. Spotlights.

#### Kitchen Area

A range of matching wall and base units. Worktop incorporating a stainless sink unit with mixer tap and drainer. Built in oven. Built in gas hob with extractor fan over. Integrated 'Indesit fridge/freezer. Space and plumbing for washing machine. Further appliance space. Extractor fan.

### Bedroom One 12'2" x 9'6" (3.73 x 2.92 )

Double glazed window to side. Radiator.

### En-Suite

Shower cubicle with clear door and fitted shower. Wash hand basin. Low level flush WC. Chrome heated towel rail. Extractor fan.

### Bedroom Two 11'7" x 11'4" (3.53 x 3.45 (3.535 x 3.476))

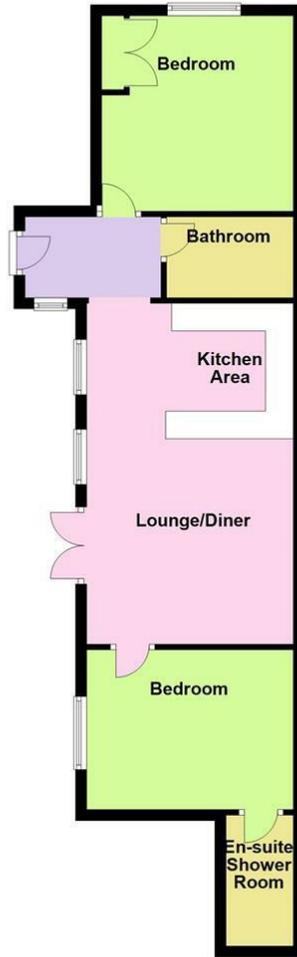
Double-glazed window. Radiator. Built in cupboard housing meter and shelf. TV [point. Telephone point.

### Bathroom

White panel enclosed bath with mixer tap, shower attachment and glass shower screen. Wash hand basin set into vanity unit. Concealed system flush WC. Chrome heated towel rail. Shaving socket. Wall mounted mirror. Spotlights.



**Floor Plan**  
Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 57.2 sq. metres (615.3 sq. feet)

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

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