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Description

Robert Luff and Co are delighted to offer to the market this spacious Three bedroom first floor flat situated in Worthing Town, walking distance to the seaside, local shops, cafes and restaurants along with other trendy amenities that Worthing has to offer. Benefits of the the property offer off street parking and a garage, modern kitchen and shower room and South facing garden. Please contact office for information on the lease. Viewings are highly recommended.



Key Features

- Three Bedroom First Floor Flat
- Original Features Throughout
- Sunroom/ Utility Room
- Driveway
- EPC Rating - F
- Central Worthing Location
- Private South Facing Garden
- Garage
- Walking distance to train station
- Council Tax Band - B



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Shared Path Leading to

Private front door and stairs leading up to the property, also leading down to private south facing garden

Landing

Access to large loft area, radiator, storage cupboard.

Separate WC

0.72 x 1.38 (2'4" x 4'6")

Lower level flush WC, part tiles walls, picture rail, sash window to the rear.

Shower Room

1.59 x 1.98 (5'2" x 6'5")

Beautiful and contemporary shower room with part tiled walls, frosted original sash window to the side, large fitted electric shower, heated towel rail, rail coving.

Kitchen

2.92 x 3.12 (9'6" x 10'2")

Modern fitted kitchen with a range of wall and base units and a light stone finish with quartz worktops and bevelled edges, built in electric oven and 4 ring gas hob, electric radiator, part tiled walls, stainless steel sink with mixer tap and drainer, built in fridge, built in half size dishwasher, sash windows overlooking sunroom/ utility room.

Bedroom One

3.90 x 3.87 (12'9" x 12'8")

Original large sash windows into bay picture rail coven to built in wardrobes with hanging rail and shelving there is also additional storage above high ceilings, new radiator installed.

Bedroom Two

3.90 x 3.87 (12'9" x 12'8")

Carpets, covering picture rail, fitted blinds, double aspect original sash windows, new radiator installed.

Bedroom Three

4.57 x 1.81 (14'11" x 5'11")

Carpets, original sash window, built in wardrobe with hanging rail and additional storage cupboards, picture rail.

Lounge/ Diner

4.27 x 6.06 (14'0" x 19'10")

Carpets, original high ceilings, coving picture rail, electric radiator, tiled gas fireplace, surrounding space for various furniture and space for dining table and chairs, door leading into sunroom/utility room with southernly aspect and sea views across Worthing Seafront, two radiators.

Sunroom/ Utility Room

1.26 x 4.66 (4'1" x 15'3")

Tiled floor, plumbing and power for tumble dryer and plumbing

for washing machine, original south facing windows overlooking the rear garden with direct views.

Garage

Double Wooden doors to front, power and lighting and additional storage space under the staircase.

Private Rear Garden

Private Rear south facing Garden, mainly laid to lawn, greenhouse for fruit and vegetables, small built in pond, fence and brick enclosed.

Tenure

Lease has 155 years remaining, Maintenance is paid as and when required



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Floor Plan Bath Road



Total area: approx. 110.4 sq. metres (1188.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(23-34) E		
(21-38) F			(11-22) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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