



1



1



1



C



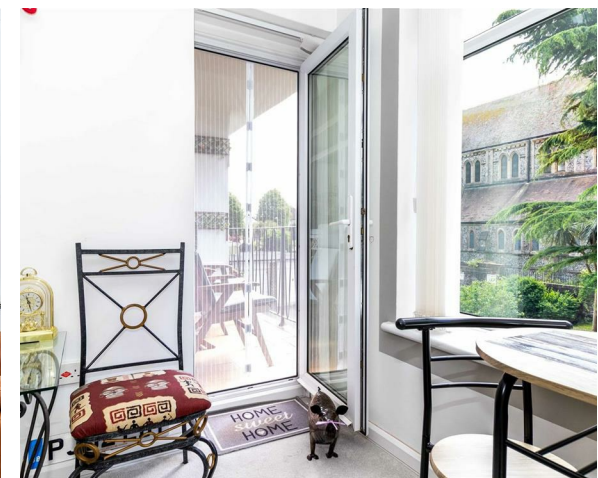
Description

We are delighted to offer to the market this well presented one bedroom first floor flat situated in the heart of Worthing, close to parks, schools, the town centre shops, restaurants, bus routes and mainline station.

Accommodation offers a lounge with balcony offering southerly views of the church, a kitchen, a double bedroom and a bathroom. The property also benefits from double glazing, a garage and is in good decorative order throughout.

Key Features

- First Floor Flat
- Situated in the Heart of Worthing
- Good Decorative Order
- Garage
- One Double Bedroom
- Balcony with Southerly Views
- Double Glazing
- Council Tax Band A





Communal Hallway

Entry phone system to:

First Floor

Glass panelled front door to:

Hallway

Coving, wall mounted consumer unit, herringbone effect flooring, electric Dimplex heater, airing cupboard with slatted shelving and pre-lagged copper cylinder with immersion and water tank.

Lounge

5.19 x 3.31 (17'0" x 10'10")

Dimplex heater, coving, double glazed window with southerly views of the communal gardens and church, double glazed door to:

Balcony

Enclosed by a balustrade and tiled floor.

Kitchen

2.97 x 2.57 (9'8" x 8'5")

Range of light wood effect fronted base and wall units with rolled top worktop incorporating a white sink with one and a half bowl with mixer tap, space and plumbing for washing machine, space

for cooker with extractor fan over, glass splashback, further tiled walls, tiled floor, double glazed window with southerly aspect, space for under counter fridge and separate freezer.

Bedroom

4.27 x 3.40 (14'0" x 11'1")

Double glazed window, coving, light wood fronted wardrobes with hanging and shelving.

Shower Room

Fitted large shower cubicle with sliding doors and fitted Mira power shower, concealed cistern low flush WC, basin with mixer tap set in vanity unit, heated towel rail, tiled walls, frosted double glazed window.

Outside

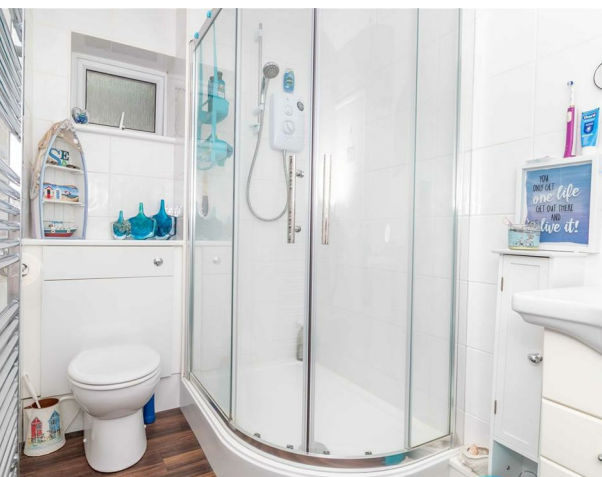
Well maintained communal gardens.

Garage

With up and over door.

Tenure

Leasehold - Share of Freehold
Remainder of 999 year lease.
Maintenance Charge: £837.26 (every six months).

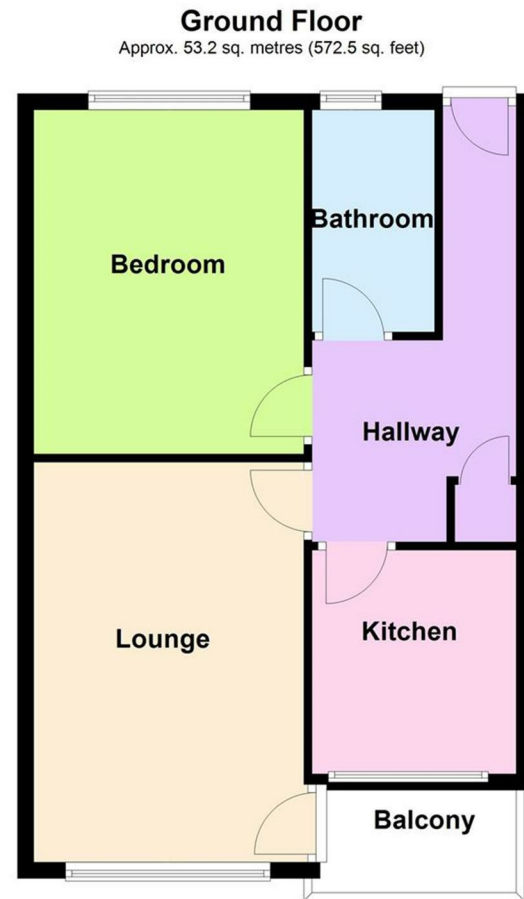


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Clifton Road



Total area: approx. 53.2 sq. metres (572.5 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			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co