



Asking Price
£250,000
Leasehold

Brighton Road, Worthing

- Three Bedroom Maisonette
- Southerly Aspect Roof Terrace
- Two Bathrooms
- Long Lease
- Just Off Worthing Seafront
- Kitchen / Breakfast Room
- EPC Rating - D
- Study / Bedroom Three

Robert Luff & Co are delighted to offer to market this spacious maisonette over three floors ideally situated just off of Worthing seafront. Accommodation offers entrance hall, study / third bedroom, stairs up to living room, kitchen / breakfast room and shower room. On the second floor are two double bedrooms and a bathroom. Other benefits include a South facing decked roof terrace and a long lease.

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Accommodation

Front door to hallway.

Hallway

Part wood panelled wall, tiled floor, radiator, under stair recess currently with a desk, door into:

Bedroom Three / Study 9'3 x 7'9 (2.82m x 2.36m)

Part wood panelled wall, tiled floor, double glazed window, radiator, storage cupboard.

Stairs from hallway to split level landing.

Bathroom

Large walk in shower cubicle, low level flush W.C, pedestal wash hand basin, radiator, double glazed window, utility cupboard with plumbing for washing machine.

Lounge 16'9 x 12'4 (5.11m x 3.76m)

Feature cast iron fireplace with tiled insert sash window to front, strip wood flooring, radiator, coving, TV and telephone points.

Kitchen 10'9 x 11'5 (3.28m x 3.48m)

A range of wood fronted base units, one and a half bowl sink with mixer tap inset to worktops, space for gas oven and fridge freezer, space for breakfast table and chairs, double glazed window with Southerly aspect, wall mounted boiler, radiator, tiled splash backs.

Stairs to South facing half landing with door to roof terrace.

Roof Terrace

Southerly aspect with decked floor, decorative cast iron railing and trellising.

Landing

Storage cupboard with shelving, loft hatch.

Second Floor Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level flush W.C, pedestal wash hand basin, radiator, coving, tiled splash back, extractor fan.

Bedroom One 12'6 x 11'8 (3.81m x 3.56m)

Sash window to front, coving, radiator.

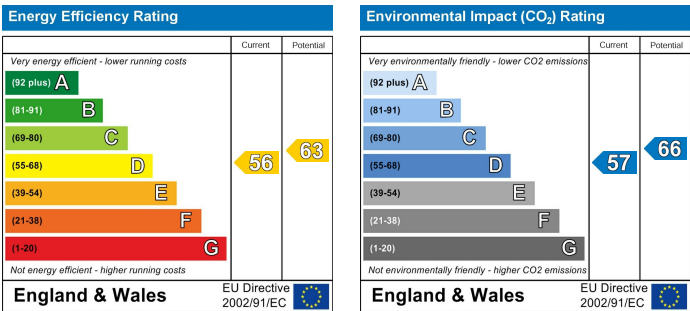
Bedroom Two 11'5 x 10'9 (3.48m x 3.28m)

Coving, radiator, double glazed window to rear.

Tenure

The property is leasehold with 103 years remaining on the lease.





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.