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## Description

We are pleased to offer to the market this well appointed one bedroom first floor flat, ideally located in this sought after Durrington area, close to local shops, schools, parks, and bus routes with easy access to both the A27 and A24 nearby.

The accommodation comprises an entrance hall, an open plan kitchen/dining/living room, a double bedroom, and a bathroom. Further benefits include double glazing and off road parking.

## Key Features

- First Floor Flat
- Durrington Location
- Off Road Parking
- Open Plan Living Area
- Double Glazing
- Council Tax Band B





#### **Private Entrance**

Stairs leading up to first floor. Composite front door to:

#### **First Floor Landing**

East facing window, access to loft hatch, electric heater and space for shoe storage.

#### **Lounge/Diner**

**4.89 x 4.47 (16'0" x 14'7")**

Dual aspect double glazed windows, electric heater, and space for lounge furniture and dining room table and chairs.

#### **Kitchen**

**2.4 x 2.39 (7'10" x 7'10")**

Range of base and wall units, space for fridge, washing machine and cooker with extractor fan above, Lino flooring, and large service hatch through to lounge.



#### **Bedroom**

**3.67 x 3.46 (12'0" x 11'4")**

Double glazed window, laid to carpet, electric heater, built in storage cupboards and built in airing cupboard.

#### **Bathroom**

Panel enclosed bath with wall mounted shower above, sink with mixer tap and mirror and light above, low flush WC, Lino flooring, and part tiled walls.

#### **Driveway**

With off road parking.

#### **Tenure**

Leasehold with 157 years remaining.

Maintenance Charges: £850 per annum.

Ground Rent: Peppercorn.



## Floor Plan Highclere Way

Floor Plan



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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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