



1



1



1



D





We are delighted to offer this well presented ground floor apartment, ideally situated in the heart of Worthing town centre just moments from the seafront and a wide range of shops, cafés, restaurants and transport links. Benefitting from a private west facing rear garden, a share of the freehold and a long lease, this property represents an ideal first time purchase, buy to let investment or convenient coastal home.

The accommodation offers a bright and comfortable open plan lounge and kitchen, providing a practical living space with room to relax and dine. There is a separate bedroom area, a shower room and a generous under stairs storage cupboard, offering valuable additional storage.

A particular feature is the private west facing rear garden, providing a pleasant outdoor space to enjoy the afternoon and evening sun.

Further benefits include the remainder of a 999 year lease with approximately 984 years remaining, a 25% share of the freehold, no ground rent and maintenance charges of approximately £600 per annum. Occupying one of Worthing's most desirable central locations, the property is perfectly placed to enjoy all the amenities the town has to offer.

Tenure

Leasehold - Share of Freehold

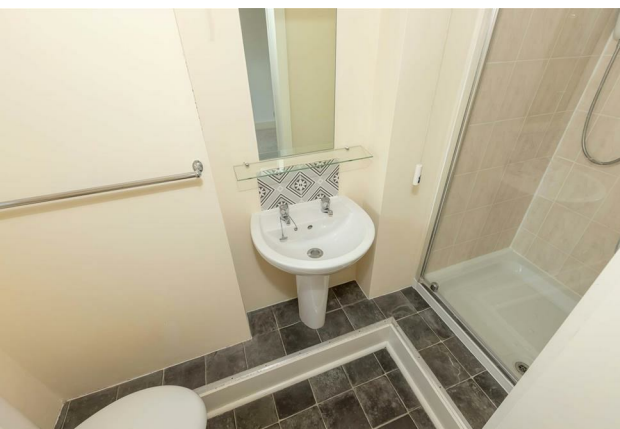
984 years remaining on the lease

25% Share of Freehold

Maintenance Charges: £600 per annum.

Key Features

- Well presented ground floor apartment
- Prime Worthing town centre location
- Open plan lounge and kitchen
- Separate bedroom area
- Private west facing rear garden
- Ideal first time purchase, buy to let investment or coastal home
- Approximately 984 years remaining on a 999 year lease
- 25% share of the freehold with no ground rent
- Council Tax Band A | EPC Rating D



robertluff.co.uk

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

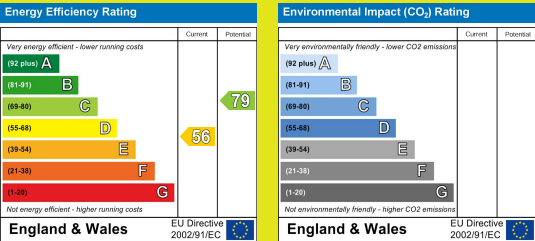
Robert
Luff & Co

Floor Plan Western Place

Floor Plan
Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 30.7 sq. metres (330.8 sq. feet)



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.