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Description

**** Sold Prior to Marketing ****

We are delighted to offer to the market this beautifully presented, one bedroom ground floor flat situated in the heart of Worthing close to town centre shops, restaurants, the seafront, bus routes and mainline station. The accommodation offers an entrance hallway, kitchen, spacious lounge, a bedroom and a bathroom.

Key Features

- Beautifully presented and versatile ground-floor flat
- Spacious lounge with a dividing unit creating space for a second bedroom area
- Generous double bedroom
- Three large storage cupboards, including a utility space
- Modern kitchen with integrated appliances
- Stylish fully tiled bathroom
- Energy-efficient electric heating
- Low service charges
- Long Lease
- Council Tax Band A | EPC Rating D | Chain Free



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Luff & Co



We are delighted to offer this beautifully presented and versatile ground-floor apartment, ideally located in the heart of Worthing. Within easy reach of local shops, parks, bus routes, and mainline stations with direct links to Brighton and London, it offers the perfect blend of convenience and comfort.

The apartment features a flexible layout designed to suit modern living. A generous double bedroom sits just off the hallway, while the rear of the property boasts a spacious lounge that can easily be adapted as a second bedroom, offering excellent versatility. The hallway also provides ample storage, including a utility cupboard housing the water tank.

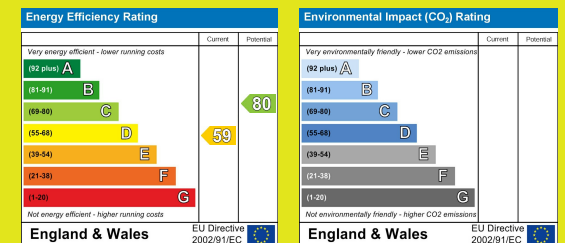
The modern kitchen is bright and airy, fitted with wood-effect work surfaces, white gloss units, and integrated appliances. The fully tiled bathroom includes a panel-enclosed bath with rainfall shower, heated towel rail, and built-in sink with mirror. Additional benefits include energy-efficient electric heating, low service charges, and a long lease, making this a fantastic opportunity for first-time buyers or investors.



Floor Plan Cambridge Road

Floor Plan

Approx. 58.8 sq. metres (632.6 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.

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