



Lyndhurst Road, Worthing



Price
£220,000
Share of Freehold

- Ground Floor Flat
- Attractive Rear Garden
- One Double Bedroom
- EPC Rating - C
- Open Plan Kitchen/Living Room
- Council Tax Band - A
- Town Centre Location
- Share of Freehold

Robert Luff & Co are delighted to offer to the market this well presented ground floor flat ideally situated in this popular central Worthing location close to town centre shops, restaurants, the seafront, Worthing hospital and Splash point leisure centre. Property offers open plan kitchen/living room, one double bedroom and a bathroom. Other benefits include an attractive rear garden with a pergola raised decking area - perfect for entertaining!

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Pathway to Side

Leading to:

Private Gated Entrance

Front Door

Opening into:

Open Plan Kitchen/Living Room 16'6" x 10'7" (5.04 x 3.23)

Wood effect flooring. Matching range of base and wall units. Solid wood work top incorporating basin with drainer. Electric oven with four ring gas hob and extractor fan over. Tiled splash back. Space for fridge/freezer. Integrated under counter fridge. Integrated washing machine. Dual aspect. Double glazed doors to garden. Dual aspect.

Bedroom One 10'4" x 9'1" (3.17 x 2.77)

Radiator. Cupboards with hanging space and shelving. Double glazed window.

Bathroom 7'1" x 5'5" (2.17 x 1.66)

P-shaped bath with shower attachment and screen. Wall mounted basin. WC. Part tiled. Wall mounted vertical heated towel rail. Shaving point. Spot lights.

Rear Garden

Enclosed. Mainly laid to lawn. Raised decking area with pergola. Storage shed to rear. Patio area from back door to side entrance.

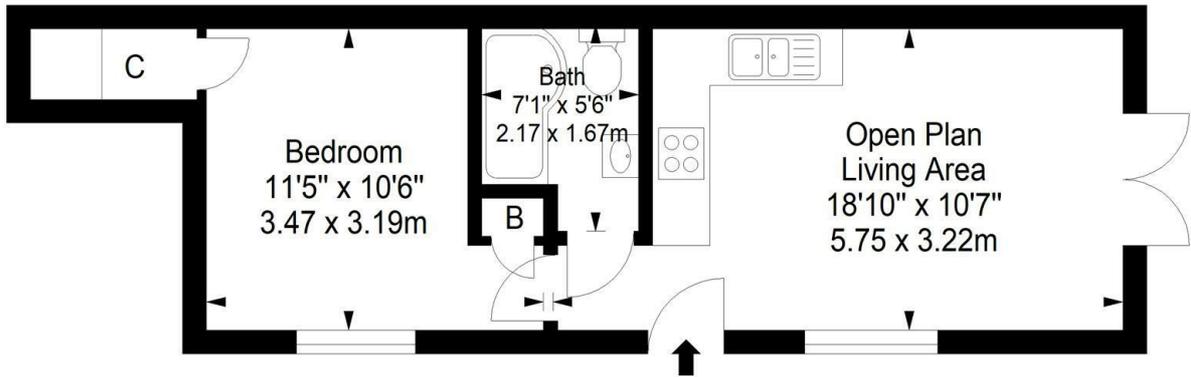
Tenure

Share of Freehold.

Peppercorn Maintenance - as and when.



Ground Floor



Approximate gross internal floor area 32.3 sq m/ 347.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.