



Offers In Excess Of
£260,000
Leasehold

South Street, Worthing

- First Floor Flat
- Two Reception Rooms
- Tarring Village Location
- Leasehold
- Three Double Bedrooms
- Private Entrance
- EPC Rating - TBC
- Council Tax Band - A

Robert Luff and Co are delighted to offer to the market this fully refurbished first floor flat situated in the heart of Tarring village, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers entrance hall, inner hall, lounge, modern fitted kitchen, dining room, three bedrooms and refitted bathroom. Other benefits include private entrance, new heating system and new roof.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
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Accommodation

Entrance Hall

Private front door to hallway. Stairs to first floor.

First Floor Landing

Split level landing. Storage cupboard. Loft hatch.

Inner Hallway

Storage cupboard. Cupboard housing new Worcester combi boiler.

Bathroom

Newly refitted bathroom. Panel enclosed P shaped bath with shower over. Wash hand basin set into vanity unit. Low level dual flush WC. Frosted double-glazed window to rear. Extractor fan. Towel radiator.

Lounge 15'0" x 10'5" (4.59 x 3.19)

Double-glazed window to front and feature stained glass window to side with secondary glazing. TV point. Telephone point. Radiator.

Kitchen 10'8" x 9'6" (3.27 x 2.92)

A range of matching wall and base units. Worktop incorporating a butler sink. Integrated electric oven. Integrated gas hob. Extractor fan. Tiled splashbacks. Built in storage cupboard. Double-glazed window to rear. Radiator.

Dining Room 11'0" x 6'4" (3.37 x 1.94)

Two double-glazed windows to side. Radiator. Loft hatch with ladder.

Bedroom One 11'9" x 8'11" (3.60 x 2.73)

Double-glazed window to front. Radiator.

Bedroom Two 12'0" x 7'10" (3.67 x 2.41)

Double-glazed window to front. Radiator.

Bedroom Three 13'3" into bay x 7'9" (4.04 into bay x 2.37)

Double-glazed window to rear. Radiator.

Tenure

Leasehold - 118 years remaining on the lease. Council Tax Band - A



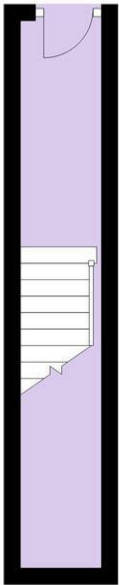
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Ground Floor

Approx. 6.5 sq. metres (70.4 sq. feet)



First Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

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.