



Bath Road, Worthing



Asking Price
£235,000
Leasehold

- Top Floor Flat
- Two Bedrooms
- Storage Throughout
- South Facing Balcony
- Garage
- EPC Rating - TBC
- Council Tax Band - B
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented top floor flat situated in this sought after West Worthing location close to shops, amenities, the seafront, bus routes and mainline station. Accommodation offers entrance hall, kitchen, lounge, two bedrooms and a bathroom. Other benefits include a South facing balcony and a garage.

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

Entrance Hallway

Phone entry system. Electric heater. Storage cupboard. Airing cupboard. Coving.

Bedroom One 13'9" x 10'11" (4.20 x 3.35)

Electric heater. Double glazed South facing window. Coving.

Bedroom Two 13'1" x 8'10" (4.0 x 2.71)

Electric heater. Coving. Double glazed window.

Kitchen 10'0" x 7'3" (3.07 x 2.21)

Base and wall units including drawers. Stainless steel basin with drainer. Electric oven with four ring hob and extractor fan over. Tiled splashback. Space for fridge/freezer. Space and plumbing for washing machine. Double glazed window.

Lounge 14'5" x 13'10" (4.41 x 4.23)

Electric heater. Coving. Double glazed South facing window. Double glazed door to:

Bathroom

Bath with overhead shower attachment and screen. Pedestal wash hand basin. Tiled. Heated towel rail. Double glazed window.

Separate WC

Balcony

South facing.

Garage

Up and over door.

Tenure

Leasehold with 78 years remaining. Maintenance charge of approximately £1800 per annum.



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Floor Plan

Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 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.