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Description

**** SOLD PRIOR TO MARKETING ****

We are delighted to offer to the market this well presented purpose built ground floor flat with fantastic views over the lake and communal grounds and is ideally situated in this favoured part of Tarring close to local shops, schools, parks, bus routes, and transport links.

The accommodation offers a kitchen, lounge/diner, two double bedrooms and a family bathroom. The property also benefits from a garage.

Key Features

- Ground Floor Flat
- Lounge/Diner
- Garage
- Council Tax B
- Two Double Bedrooms
- Views of Lake
- EPC Rating - TBC



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Communal Hallway

With storage cupboard and front door to private entrance hallway.

Kitchen

2.61 x 2.01 (8'6" x 6'7")

With space for fridge/freezer, space for washing machine, wood effect worktops, built in electric oven with electric hob, range of white gloss cupboards, sink with drainer, southerly aspect double glazed window, stainless steel extractor hood, multiple plug sockets, ceiling light.

Lounge/Diner

5.47 x 5.33 (17'11" x 17'5")

With ceiling lights and dimmer switch, two storage cupboards with shelving and hanging rails, multiple plug sockets, tv and aerial point, electric heater, flooring, dual aspect double glazed windows.

Bedroom One

3.53 x 3.17 (11'6" x 10'4")

With carpets, stand alone wardrobe, chest of drawers, electric heater sockets, coving, ceiling lights and southerly aspect double glazed window.

Bedroom Two

3.23 x 2.6 (10'7" x 8'6")

With carpets, stand alone wardrobe, chest of drawers, electric heater sockets, coving, ceiling lights and southerly aspect double glazed window.

Bathroom

2.29 x 1.56 (7'6" x 5'1")

With extractor fan, ceiling lights, electric shower over, p-shaped bath, heated towel rail, low level flush WC and sink with mirrored vanity unit.

Garage

In compound with up and over door.

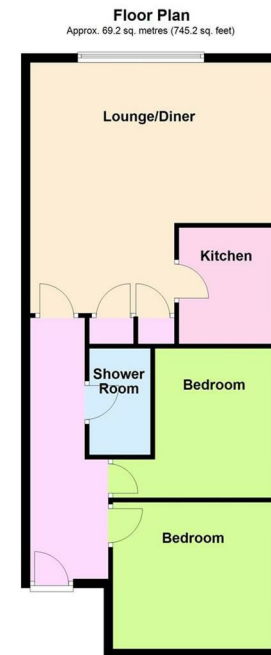
Tenure

Leasehold with 141 years remaining.

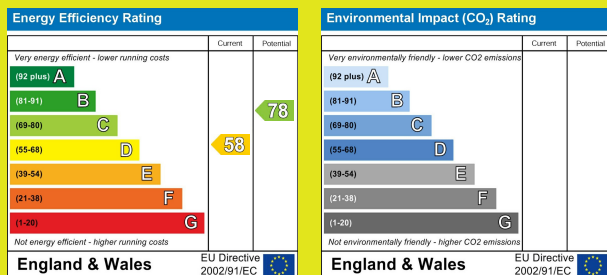
Service Charge/Maintenance: £1640 per annum.
No ground rent.



Floor Plan Westlake Gardens



Total area: approx. 69.2 sq. metres (745.2 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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