



Valencia Road, Worthing

Price
£300,000
Share of Freehold

- First Floor Flat
- Two Bedrooms
- Lounge/Diner
- Bathroom with Separate WC
- Modernised Throughout
- Off Road Parking
- Garage
- EPC Rating -
- Council Tax Band - B
- Share of Freehold

Robert Luff & Co are delighted to offer to the market this beautiful first floor flat situated in the desired West Worthing location with local shops, amenities, parks, bus routes and mainline station all nearby. Accommodation offers entrance hall, kitchen, lounge/diner, two bedrooms, a bathroom and separate WC. Other benefits include a garage and off road parking space.

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Accommodation

Entrance

Attractive checkered tiled floor. Frosted period glass panel door opening into:

Hallway

Wood effect laid flooring. Radiator. Decorative call bells. Stairs up to:

First Floor Landing

Wood effect laid flooring. Storage cupboard with hanging space and shelf. Loft hatch.

Lounge/Diner 17'3" x 16'6" into bay (5.26m x 5.04m into bay)

TV point. Radiator. Feature fireplace with marble insert and hearth. Dimmer switch. Picture rail. Decorative coving. Westerly aspect sash window. Further sash window.

Kitchen 12'7" x 8'4" (3.86 x 2.55)

A range of white fronted base and wall units and stack of drawers. Roll top work surface incorporating a contemporary style black sink with mixer tap. Electric oven. Four ring gas hob with extractor fan over. Tiled splash back walls. Wood effect flooring. Space for fridge/freezer. Space and plumbing for dishwasher. Breakfast bar area. Radiator. Double glazed door to rear garden accessed via stairs. South facing window.

Bedroom Two 10'0" x 9'3" (3.06 x 2.84)

Radiator. Dimmer switch. Southerly aspect sash cord window.

Bedroom One 14'7" x 13'5" (4.46 x 4.10)

Southerly aspect sash cord window. Radiator. Picture rail. Decorative coving. Dimmer switch.

Separate WC

Low flush WC. Frosted window.

Bathroom

Panel enclosed bath with handles and mixer tap. Fitted over bath Mira shower with folding screen. Pedestal wash hand basin. Part tiled walls. Cupboard with slatted shelves. Part frosted sash cord window.

Outside

Steps down to small courtyard area with artificial laid lawn. Outside tap. Gate for side access. Double glazed UPVC door to garage.

Garage

Up and over door. Power and light. Double glazed window. Leading to driveway with off road parking space.

Tenure

Share of Freehold with a lease of 180 years remaining. Service charge on an as and when basis with the ground floor flat.



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Floorplan



Total area: approx. 92.4 sq. metres (994.6 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	

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