



2



1



2



B



Description

We are delighted to offer to the market this stunning top floor apartment, ideally situated in this favoured West Worthing location close to the seafront, with Goring Road's comprehensive shopping parade, bus routes parks and the mainline station all nearby.

Accommodation offers a modern integrated kitchen, separate utility room, dual aspect lounge, south facing balcony with distant rooftop views, two spacious double bedrooms, including a primary bedroom with en suite, and a family bathroom. The property also benefits from under-floor heating throughout, double glazing, communal gardens, visitor parking, and a garage with power.

Key Features

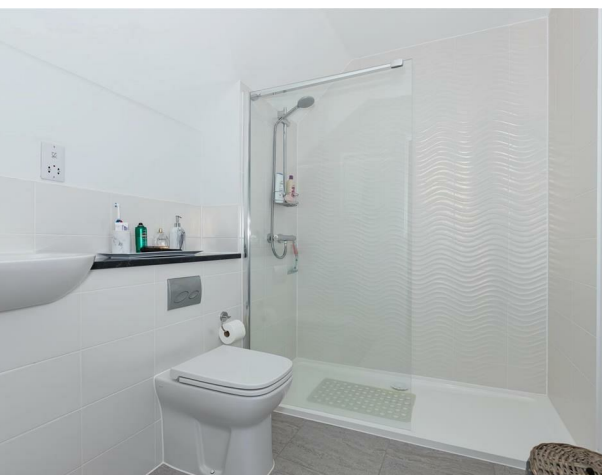
- Stunning Top Floor Apartment
- En Suite
- Under Floor Heating Throughout
- Communal Gardens
- Garage
- Two Spacious Double Bedrooms
- South Facing Balcony
- Open Plan Living Space
- Visitor Parking
- Council Tax Band D



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Attractive front door to:

Communal Entrance Halls

With lift and stairs to top floor (third floor).

Front door to:

Spacious Hallway

With video/telephone entry system.

Utility Room

2.32 (max) x 1.85 (max into recess) (7'7" (max) x 6'0" (max into recess))

Bosch washer/dryer, hanging rail, tiled floor, and electric consumer unit,

Lounge/Kitchen/Diner

6.51 (max into eaves) x 6.15 (21'4" (max into eaves) x 20'2")

Lounge Area

Wide range of fitted base units with plinths giving an excellent level of storage, dual aspect double glazed windows, and door to south facing balcony,

Kitchen Area

With a range of fitted base and wall units, counter lighting, integrated fridge/freezer, useful hoover cupboard, electric Bosch oven, Bosch combination microwave oven, integrated Bosch dishwasher (never been used), attractive worktops incorporating a one and a half bowl stainless steel sink, Bosch hob with extractor fan over, glass splashback, and tiled floors.

South Facing Balcony

With distant sea and Worthing rooftop views, and artificial laid lawn.

Bedroom One

7.10 x 5.29 (max) (23'3" x 17'4" (max))

Dual aspect double glazed windows, one window with far reaching roof

top and downland views, matching bedside chest of drawers, further storage cupboard and drawers, TV plinth, and fitted wardrobes with mirror fronted sliding doors, hanging and shelf. Door to:

En Suite

Large walk in shower with glass screen, fitted shower, concealed cistern low flush WC, basin with mixer tap, tiled splashback, tiled floor, heated towel rail, shaver point and downlights.

Bedroom Two

3.97 x 3.73 (13'0" x 12'2")

Attractive Sharps fitted wardrobe with sliding doors, hanging and shelving, further fitted mirror fronted wardrobe with hanging and shelves, and two sets of chest of drawers.

Bathroom

Panel enclosed bath with handles, mixer tap and shower attachment, glass screen, basin with mixer tap, concealed cistern low flush WC, tiled walls, tiled floor, towel rail, and downlighters.

Outside

Communal Gardens

Front and rear, well manicured gardens.

Garage

2.65 (max narrowing to door) x 5.41 (8'8" (max narrowing to door) x 17'8")

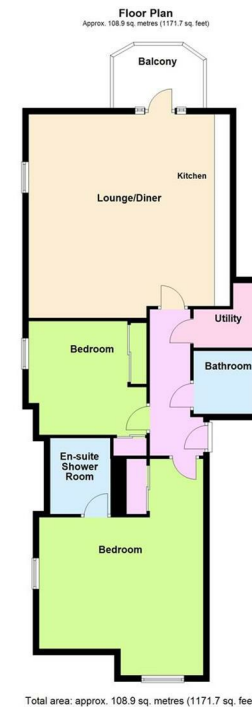
Electric up and over door, base units for storage with worktop and further shelving, power and light.

Tenure

Leasehold with 117 years remaining. Maintenance: £2,400 per annum. Ground Rent: £250 per annum.



Floor Plan Mill Road



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		84	84
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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co