



Pavilion Road, Worthing



Price
£250,000
Leasehold

- First Floor Apartment
- Two Bedrooms
- Close to Worthing Station
- Easy Access to Town Centre
- Newly Fitted Carpets
- South Facing Rear Garden
- No Chain
- EPC Rating - D
- Council Tax Band - A
- Leasehold

Robert Luff are delighted to offer to the market this well presented two bedroom first floor apartment situated in the heart of Worthing, close to town centre shops, restaurants, parks, the beach, bus routes and mainline station all nearby. Accommodation offers communal entrance with stairway to first floor, kitchen, lounge, two bedrooms and a shower room. Other benefits include ownership of a portion of the South facing rear garden and no chain.

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**Robert
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Accommodation

Communal Front Door

leading to:

Communal Hallway

Door to:

Entrance Hall

Frosted double glazed window. Stairs to:

First Floor Landing

Picture rail. Radiator.

Kitchen 7'10" x 5'6" (2.39 x 1.69)

A range of white fronted base and wall units. Wood effect roll top work surfaces incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine. Electric oven with four ring gas hob and extractor fan over. Tiled splashback walls. Frosted double glazed window. Downlighters. Radiator.

Lounge 13'8" into bay x12'0" max (4.19 into bay x3.68 max)

Double glazed bay window to front. Radiator. Picture rail. Tv point. Wall mounted central heating thermostat/

Bedroom One 12'1" x 10'10" (3.69* x 3.32)

Radiator. Double glazed window. Picture rail.

Bedroom Two 8'5" x 6'9" (2.58 x 2.06)

Double glazed window to front. Radiator. Picture rail.

Shower Room

Fitted corner shower with electric power shower. Basin set in vanity unit with mixer tap. Low flush WC. Tiled walls. Downlighters. Frosted double glazed window.

Rear Garden

Portion of South facing rear garden. Side access from the front. Timber built shed. Patio area. Flower beds.

Tenure

Leasehold with 108 years remaining.

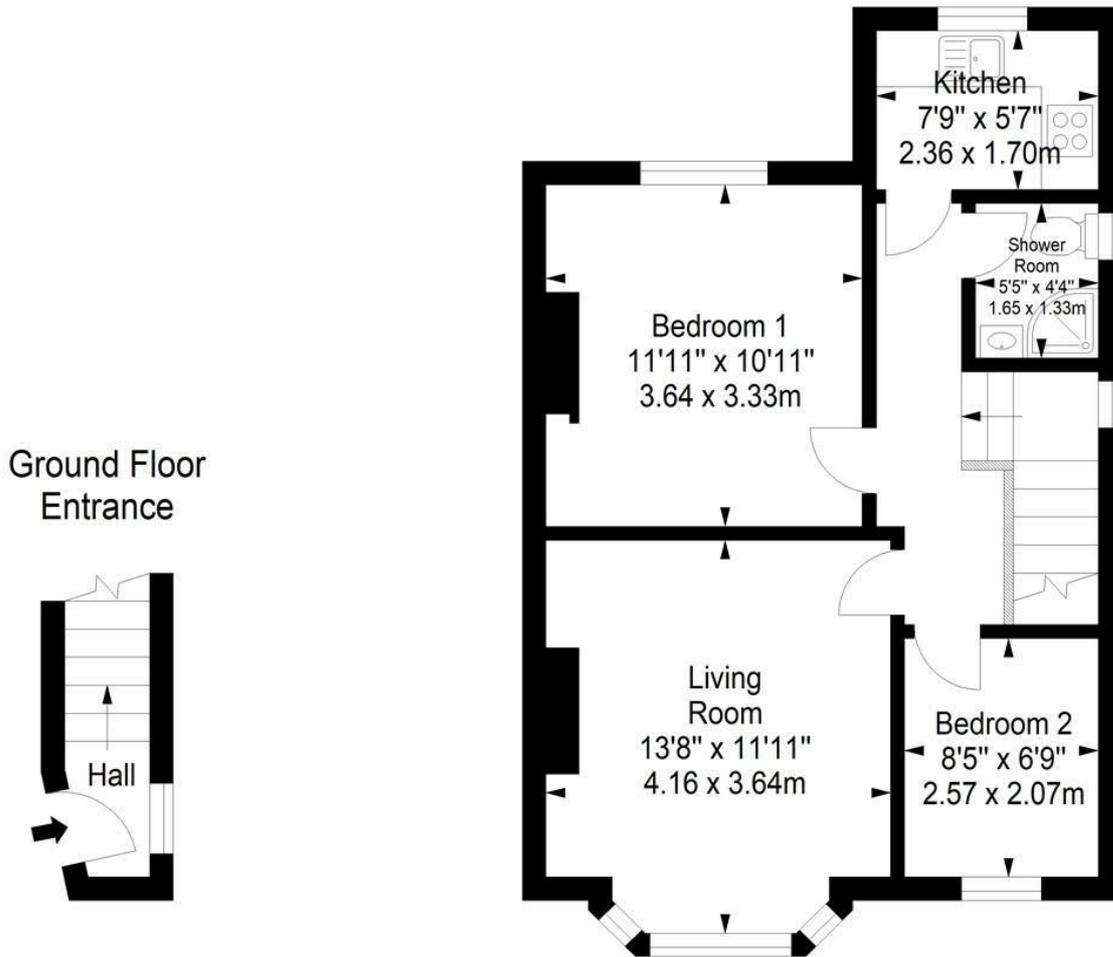


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First Floor



Approximate gross internal floor area 51.1 sq m/ 550.1 sq ft

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.