



Bath Road, Worthing

Offers In Excess Of
£140,000
Share of Freehold

- First Floor Studio Apartment
- Amazing Sea Views
- Communal Gardens
- Central Location
- EPC Rating - E (48)

Robert Luff and co are delighted to offer to the market this first floor studio flat, situated in the heart of Worthing, close to local shopping facilities, parks, restaurants, bus routes and mainline station. Accommodation offers studio, kitchen and bathroom. Other benefits include long lease, amazing sea views and communal gardens.

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**Robert
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Accommodation

Communal Entrance Hall

Communal front door and stairs leading to first floor. Front door leading to:

Entrance Hall

Entry phone system. Electric cupboard. Through way to studio room.

Studio 15'56 x 10'8 (4.57m x 3.25m)

Three quarter height double-glazed window with sea views. TV point. Telephone point. Decorative coving. Electric heater.

Kitchen 7'7 x 7'1 (2.31m x 2.16m)

A range of matching wall and base units. Worktop incorporating stainless steel sink unit with mixer tap. Electric hob. Electric oven. Extractor fan. Tiled splash backs. Tiled floor. Double-glazed window. Space for under worktop fridge. Space and plumbing for washing machine.

Shower Room

Fitted shower with sliding door. Pedestal wash hand basin. Low level flush WC. Tiled splash backs. Heated towel rail.

Tenure

Share of Freehold. Remainder of 999 year lease. Maintenance £67.50 per month

Outside

Communal gardens with southerly aspect.



Floor Plan

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 27.0 sq. metres (290.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.