



West Parade, Worthing



Offers In Excess Of
£270,000
Leasehold

- Ground Floor Flat
- Worthing Seafront Location
- One Double Bedroom
- EPC Rating - TBC
- Lounge/Diner
- Council Tax Band - D
- Balcony
- Leasehold

Robert Luff & Co are delighted to offer to the market this one bedroom ground floor flat situated on the beautiful Worthing seafront close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation offers kitchen, lounge/diner, one double bedroom and a bathroom. Other benefits include a South facing balcony.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Hallway

Phone entry system. Radiator. Storage cupboards housing fuse board, water tank and shelving. Coving.

Kitchen

A range of base and wall units including drawers. Basin. Electric oven. Four ring gas hob with extractor fan. Fitted fridge/freezer and dishwasher. Space and plumbing for washing machine. Part tiled. Double glazed window.

Bedroom

Radiator. Built in wardrobe with hanging space and shelving. Coving. Double glazed South facing window.

Bathroom

Bath with wall mounted shower over and screen. Pedestal wash hand basin. WC. Tiled. Radiator. Coving.

Lounge/Diner

Radiator. Wall lights. Coving. Double glazed South facing window. Door to balcony.

Balcony

South facing.

Tenure

Leasehold with a remainder of a 999 year lease. Service charge of approximately £2800 per annum.



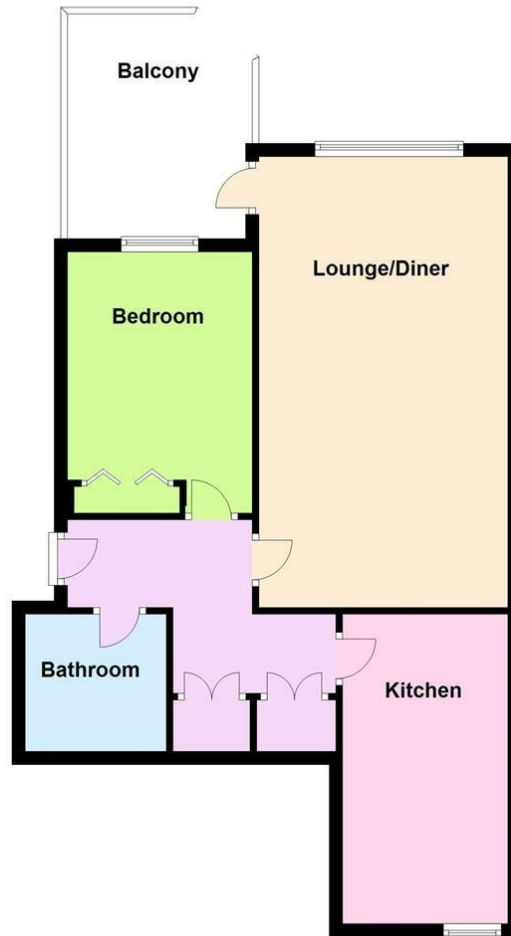
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 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	

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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