



Offers In Excess Of  
£210,000  
Leasehold

## Northcourt Road, Worthing

- First Floor Apartment
- Double Glazed
- Council Tax Band - B
- Clean And Tidy Throughout
- Two Bedrooms
- Long Lease
- EPC Rating - D
- Allocated And Visitor Parking

We are delighted to offer to the market this well presented first floor apartment situated in the heart of Worthing close to local shops, amenities, schools, bus routes and mainline station. Accommodation offers an entrance hallway, lounge/diner, kitchen, two bedrooms and a bathroom. Other benefits include an allocated parking space and 144 years remaining on the lease.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

Security entry phone. Door to:

### Hallway

Storage cupboards with shelving housing water tank. Modern electric heater. Entry phone system.

### Bedroom One 14'3" x 8'5" (4.36 x 2.59)

Double glazed window. Modern electric heater.

### Bedroom Two 11'6" x 7'5" (3.51 x 2.28)

Double glazed window. Modern electric heater.

### Bathroom 7'1" x 5'4" (2.18 x 1.65)

Part tiled walls. Bath with shower screen and wall mounted shower. Low level flush WC. Wash hand basin and vanity unit. Wall mounted heated towel rail. Extractor fan.

### Lounge 15'4" x 14'5" (4.69 x 4.41)

Double glazed window. Modern electric heater. TV point.

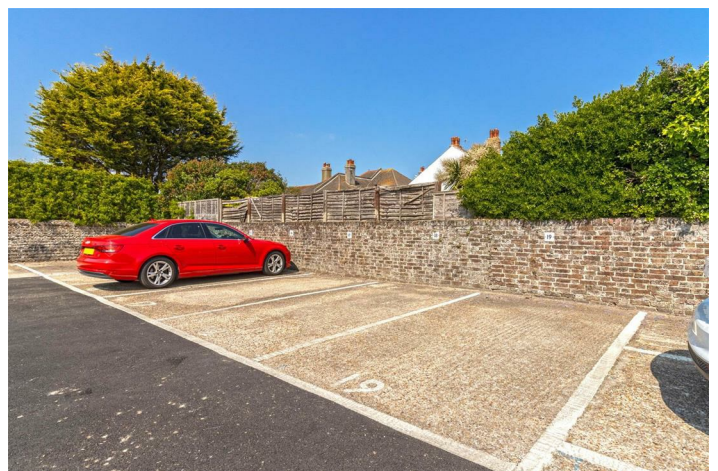
### Kitchen 9'6" x 9'5" (2.92 x 2.89)

Double glazed window. Tiled splashback. Wall, draw and base units. Integrated oven with four ring gas hob and overhead extractor. Space for washing machine, fridge/freezer and tumble dryer. Basin and drainer.

### Tenure

Years remaining on lease - 144 Years

Annual Maintenance - £1214.32

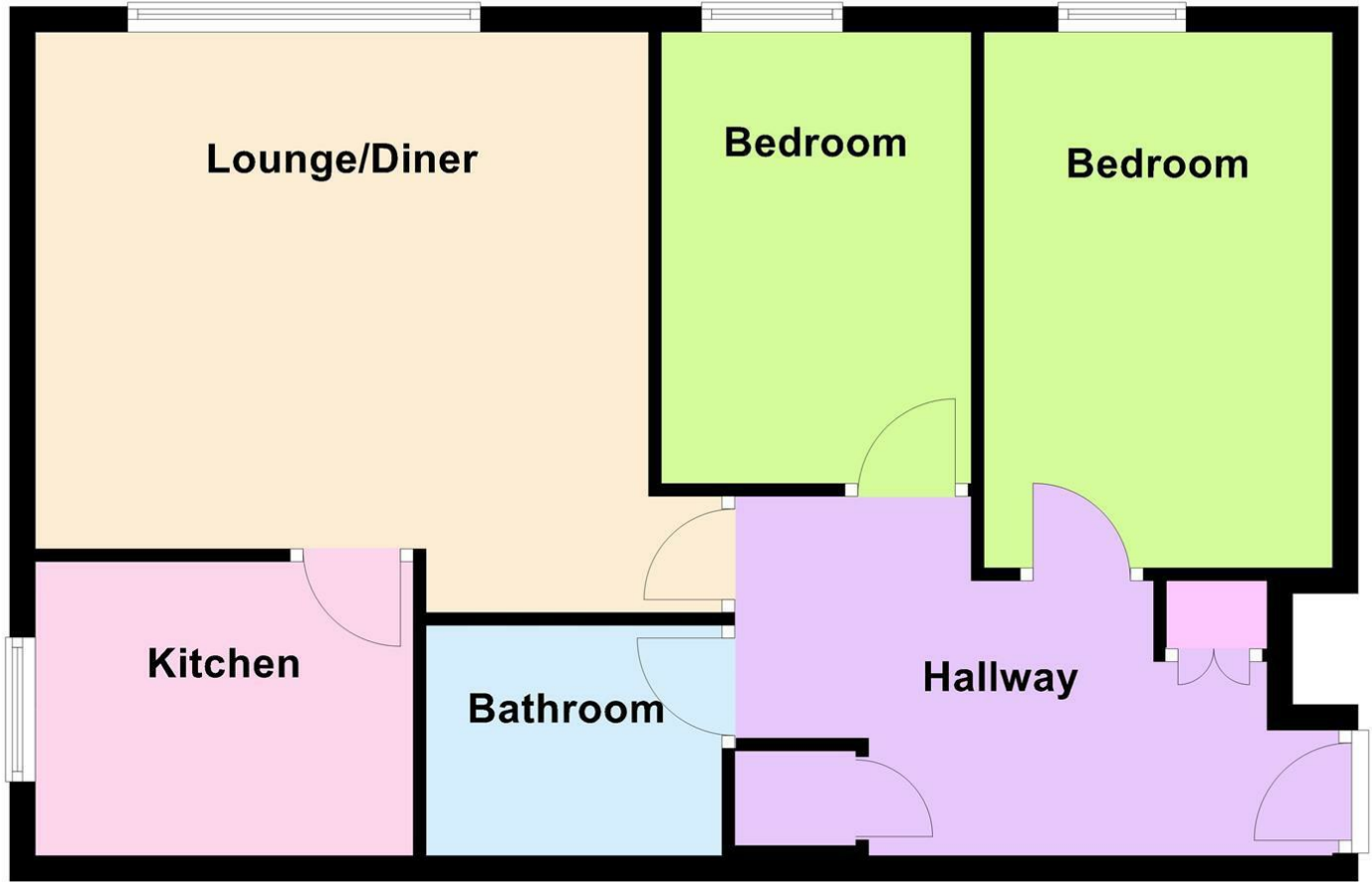



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## Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.