



Offers In Excess Of
£265,000
Leasehold

Southview Gardens, Worthing

- First Floor Apartment
- Newly Double Glazed
- Long Lease
- Garage
- CHAIN FREE
- Three bedrooms
- Refitted Kitchen
- Spacious Rear Garden
- New Gas Central Heating
- EPC Rating - C

We are delighted to offer to market this first floor flat situated in this favoured West Worthing location close to the popular Goring Road shopping parade, local schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, kitchen, living room, modern kitchen, three bedrooms and a family bathroom with separate WC, Other benefits include a spacious rear garden and a garage.

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

Robert
Luff & Co
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Accommodation

Private Entrance

Stairs up to:

Entrance Hallway

Loft access. Radiator. Built in cupboards. Double glazed window to front. NEST thermostat.

Living Room 15'11" x 12'3" (4.86 x 3.75)

Double glazed window to front. Radiator. Fireplace. Phone point. TV point.

Kitchen 10'7" x 10'2" (3.23 x 3.10)

Dual aspect double glazed windows to side and rear. Modern fitted kitchen with range of wall and base units, Electric oven and hob. Washing machine. Sink/ drainer. Cooker with hood. Tumble dryer. Wall mounted combi boiler. Tiled splashback. Fridge/ freezer.

Bedroom One 13'0" x 11'9" (3.97 x 3.59)

Double glazed window to front. Radiator. Built in cupboard.

Bedroom Two 13'6" x 12'3" (4.12 x 3.75)

Double glazed window to rear. Radiator.

Bedroom Three 10'2" x 7'10" (3.11 x 2.40)

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to side. Built in cupboard. Panel enclosed bath with shower over. Single pedestal wash hand basin. Wall mounted towel rail.

Seperate WC

Double glazed frosted window to side. Low level flush WC.

Rear Garden

Wall enclosed. Outside tap. Laid to lawn.

Garage

Up and over door. Window to side.

Tenure

Years left on lease - 166 Years

Annual Maintenance - £420

Annual Ground Rent - £60



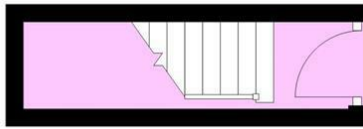
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First Floor
Approx. 84.7 sq. metres (911.3 sq. feet)

Ground Floor
Approx. 3.7 sq. metres (40.2 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.