



Bedford Row, Worthing



Offers In Excess Of
£150,000
Leasehold

- Third Floor Apartment
- One Bedroom
- Worthing Town Centre Location
- Cash Buyers
- Council Tax Band - A
- EPC Rating - C

We are delighted to offer this third floor one bedroom apartment situated in the heart of Worthing Town Centre close to shops, parks, bus routes, the mainline station and is within exceptionally close proximity of Worthing's popular seafront. The property offers an entrance hallway, a kitchen, lounge/diner, double bedroom and a bathroom. CASH BUYERS

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Hallway

Storage cupboard with shelving and meters. Entry phone system. Wall mounted thermostat.

Kitchen 9'8" x 7'9" (2.95 x 2.37)

Double glazed sash window. Storage cupboard. Wall, base and draw units. Basin and drainer. Electric oven and four ring hob. Radiator. Space for fridge/ freezer and washing machine.

Lounge/ Diner 19'11" x 11'4" (6.08 x 3.47)

Double glazed sash bay window. Fireplace with surround and hearth. Picture rail coving. Radiator. TV point.

Bedroom 14'6" x 8'4" (4.42 x 2.55)

Double glazed sash bay window. Built in wardrobes with shelving and rail. Fireplace with surround.

Bathroom 8'9" x 4'1" (2.68 x 1.25)

Double glazed sash bay window. Low level flush WC. Bath with shower attachment. Radiator. Part tiled. Basin and pedestal.

Tenure

Remaining years on lease - Approximately 60 years

Annual maintenance charge - £750



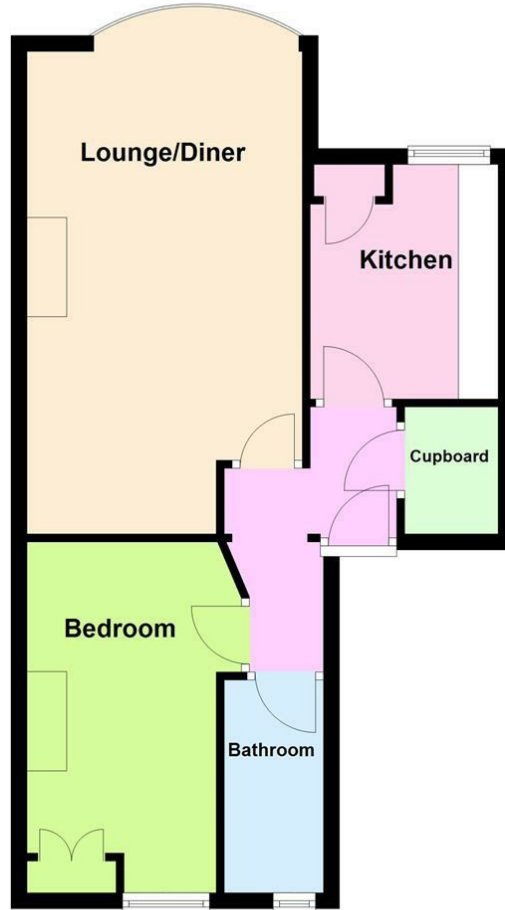
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk

Floor Plan

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 49.8 sq. metres (535.7 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			
		73	80
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.