



Lyndhurst Road, Worthing

Asking Price
£220,000
Share of Freehold

- First Floor Flat
- Southerly Aspect Lounge
- Modern Kitchen
- Central Worthing Location
- Two Bedrooms
- NO CHAIN
- Council Tax Band - A
- EPC Rating - C

We are delighted to offer to the market this beautifully presented two-bedroom first floor flat, ideally situated in this popular central Worthing location close to town centre shops, restaurants, the seafront, Worthing hospital, and Splash Point Leisure Centre. The property comprises over two floors: a communal entrance hallway, an inner hallway, a spacious southerly aspect lounge, a modern kitchen, two bedrooms, and a family bathroom. The property benefits from gas-fired central heating, double glazing throughout, and having no chain.

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Accommodation

Communal Entrance Hallway

Front door. Stairs to first floor. Loft hatch. Wall mounted boiler controls and electric consumer unit. Under stairs storage cupboard.

Kitchen 10'2" x 7'6" (3.10 x 2.30)

Range of grey fronted base and wall units. Marble effect working surfaces incorporating a stainless steel sink with mixer tap. Electric Beko oven and four ring hob with extractor fan over. Integrated fridge/freezer. Space for further appliances. Wall mounted Worcester boiler. Double glazed window.

Living Room 14'11" x 8'10" (4.57 x 2.71)

TV point. Radiator. Double glazed window with southerly aspect.

Bedroom One 9'10" x 8'9" (3.02 x 2.68)

Radiator. Bay window with sash style double glazed windows.

Bathroom

Panel enclosed bath with handles. Mixer tap and shower attachment. Pedestal wash hand basin. Low level flush WC. Tiled splashback walls. Frosted double glazed window. Extractor fan. Radiator.

Inner Hallway

Double glazed sash style window. Stairs to:

Bedroom Two 15'8" x 12'6" (4.80 x 3.82)

Radiator. Double glazed velux style window. Further double glazed window with southerly views.

Tenure

Leasehold - Share Of Freehold

Approximately 998 years remaining on lease



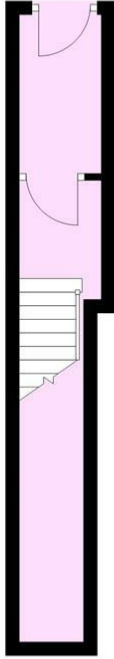
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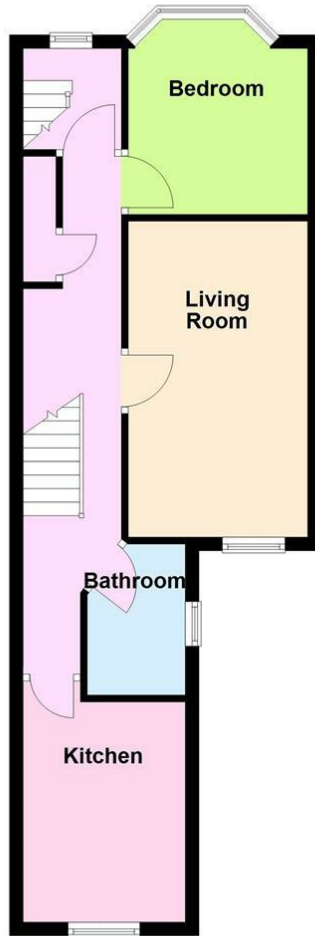
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Floorplan

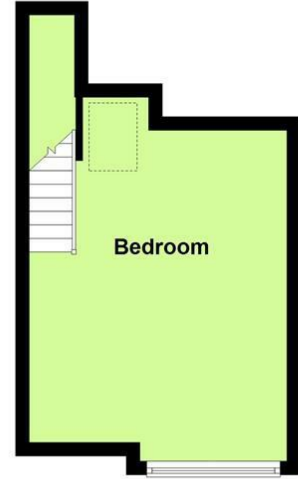
Ground Floor
Approx. 9.9 sq. metres (106.4 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.7 sq. feet)



Second Floor
Approx. 19.8 sq. metres (212.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 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.