



Warwick Gardens, Worthing



Asking Price
£190,000
Leasehold

- First Floor Flat
- Double Bedroom
- Modern Shower Room
- Bay-Fronted Lounge/Diner
- Well-Presented Throughout
- EPC Rating - TBC
- New Double Glazed Windows
- Council Tax Band - A

We are delighted to offer to market this well-presented first-floor flat, ideally situated in the heart of Worthing Town, close to local shops, restaurants, parks, bus routes, and the mainline station. Accommodation offers an entrance hallway, an open-plan kitchen/lounge/diner, a double bedroom, and a modern shower room. Other benefits include a long lease, new double glazing, and a new boiler.

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Accommodation

Solid oak doors throughout. Oak architraves. Private storage cupboard with boiler and shelving.

Phone entry system. Door to:

Entrance Hallway

Spotlights. Entry phone.

Lounge/ Kitchen 18'2" x 15'1" (5.55 x 4.61)

Spotlights. Oak effect laminate flooring. Dual aspect double glazed bay windows with stained glass. Modern radiator. Wall, base and draw units. Four ring electric hob with extractor fan above. Integrated electric oven. Basin and drainer. Space for washing machine and fridge/freezer. Tiled splashback.

Bathroom 6'6" x 3'6" (2.00 x 1.07)

Tiled walls. Wall mounted heated towel rail. Basin and vanity unit. Low level flush WC. Walk-in shower with wall mounted shower attachment, controls, and overhead rainfall shower with separate attachment. Extractor fan.

Bedroom 11'11" x 7'11" (3.65 x 2.42)

Frosted double glazed sash window. Carpeted. Modern radiator.

Tenure

119 years remaining on lease.

£200 per annum ground rent.

£1,100 per annum service charge.



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

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Floor Plan

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 35.5 sq. metres (381.7 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			
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.