



## Barton Close, Worthing



Offers In Excess Of  
£210,000  
Leasehold

- Ground Floor Flat
- Beautiful Kitchen
- Modern Bathroom
- NO CHAIN
- Two Bedrooms
- Spacious Lounge/Diner
- EPC Rating - TBC
- Council Tax Band - B

We are delighted to offer to the market this well-presented two-bedroom ground floor apartment situated in this popular Tarring Village location close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers a spacious lounge/diner, a beautiful kitchen, two good-sized bedrooms and a modern bathroom. Other benefits include having new carpets throughout and having NO CHAIN.

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## Accommodation

Communal front door to communal hallway. Front door to:

### Entrance Hallway

Radiator. Wall mounted heating controls. Storage cupboard with slatted shelf housing electric consumer unit.

### Lounge/Diner 16'6 x 10'4 (5.03m x 3.15m)

Dual aspect double glazed windows. TV and telephone point. Radiator. Coving. Door to:

### Kitchen 9'3 x 6'9 (2.82m x 2.06m)

Range of base, wall and draw units. Wood effect working surfaces incorporating a stainless steel sink and mixer tap. Electric oven. Electric four ring hob with extractor fan over. Radiator. Cupboard enclosed Voikira boiler. Integrated fridge/freezer.

### Bedroom One 13'7 x 9'9 (4.14m x 2.97m )

Two double glazed windows with southerly aspect. Radiator. Wardrobe with hanging and storage over.

### Bedroom Two 11'0 x 8'3 (3.35m x 2.51m)

Double glazed window to front. Radiator. Coving.

### Bathroom

'P' shaped panel enclosed bath with shower screen, mixer tap and fitted over bath shower. Basin set in a vanity unit with a mixer tap. Concealed system low level flush WC. Metro brick tiled splashback. Shaver point. Heated towel rail. Frosted double glazed windows. Cupboard with slatted shelves.

### Tenure

Approximately 101 years remaining on lease.  
Annual Maintenance Charge - £2,091.30



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## Floor Plan

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.