



Lavington Road, Worthing

Offers In Excess Of
£325,000
Leasehold - Share of

- Converted Split-Level Flat
- Three Double Bedrooms
- Modern Kitchen and Bathroom
- Garage and Off-Road Parking
- En-Suite Shower Room
- Bay-Fronted Living room
- EPC Rating - C
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented exceptionally large, three-bedroom converted flat situated in this favoured Offington location close to local schools, shops, parks, bus routes, and having easy access to both the A27 and A24 all nearby. Accommodation comprises an entrance hallway, a bay-fronted living room, a modern kitchen, two double bedrooms, and a family bathroom. Upstairs, there is a further spacious double bedroom with an en-suite shower room and plenty of storage space. The property also benefits from a off-road parking, a garage, being newly decorated, and having NO CHAIN.

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Accommodation

Entrance Hallway

Private composite door. Stairs up to landing. Original leaded light window. Wall light.

Landing/ Reception Area 14'4" x 12'0" (4.38 x 3.67)

Radiator. Meter cupboard. Spotlights. Understairs storage. Coving. Wall mounted thermostat.

Lounge 16'6" x 14'9" (5.05 x 4.52)

Leaded light double glazed bay windows. Radiator. Picture rail.

Bedroom One 14'5" x 12'9" (4.41 x 3.90)

Leaded light double glazed bay window. Radiator. Picture rail.

Bedroom Two 11'5" x 9'7" (3.50 x 2.94)

Leaded light double glazed window. Radiator. Picture rail.

Kitchen 9'4" x 7'11" (2.85 x 2.43)

Leaded light double glazed window. Tiled splashback. Wood effect worktops. Wall, base and draw units. One and a half bowl basin and drainer. Integrated fridge/freezer. Kenwood Range cooker with five ring gas hob. Baumatic overhead extractor. Space fro washing machine. Integrated dishwasher.

Bathroom 8'10" x 5'10" (2.70 x 1.80)

Leaded light double glazed frosted window. Tiled walls. Spotlights. Basin and vanity unit. Bath with wall mounted mixer tap./ Back to wall low level flush WC. Heated towel rail. Corner shower with wall mounted shower and controls. Coving. ,

Upper Landing

Eaves storage.

Bedroom Three 14'1" x 11'5" (4.30 x 3.50)

Eaves storage. Radiator. Double glazed velux windows with integrated blinds. Door to:

En-Suite Shower Room

Low level flush WC. Cloakroom basin. Shower cubicle with wall mounted shower and controls. Tiled walls. Extractor fan.

Garage

Up and over door. Lighting.

Tenure

Share Of Freehold

Approximately 990 years remaining on the lease.





Total area: approx. 135.0 sq. metres (1453.4 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		69	78
	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.