



Offers In Excess Of
£290,000
Leasehold

Seaview Road, Worthing

- First Floor Flat
- Spacious Lounge
- Enclosed Balcony
- Shower Room & Separate WC
- Two Double Bedrooms
- Beautiful Sea Views
- EPC Rating - C
- Council Tax Band - D

We are delighted to offer to the market a well presented two bedroom purpose built flat in sought after Quinta Carmen. This unique flat offers, hallway, two double bedrooms, each with sea views, refitted kitchen with integrated appliances, separate WC, refitted shower and access to rear balcony room and a double aspect lounge with direct sea views from an enclosed south facing balcony. Further benefits include a garage.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Stairs and lift to first floor. Front door to:

Spacious Hallway 12'7 x 7'5 (3.84m x 2.26m)

Radiator. Telephone intercom. Cloak cupboard with hanging rail. Wall mounted thermostat.

Lounge 15'5 x 15'4 (4.70m x 4.67m)

Adam-style fire surround with tiled insert and marble hearth. Two radiators. Dual aspect double glazed windows with sea views. Coving. Telephone point. Double opening double glazed doors to:

Enclosed Balcony 12'2 x 3'8 (3.71m x 1.12m)

Double glazed. Fantastic views of the English Chanel and Worthing's popular promenade. Tiled floor.

Kitchen 13'3 x 8'7 (4.04m x 2.62m)

Range of white fronted base, wall and draw units. Roll top working surfaces incorporating a four ring gas hob. Fitted electric oven. Integrated microwave. Stainless steel one and a half bowl sink with a mixer tap. Further appliance space. Integrated fridge/freezer. Cupboard enclosed Go One boiler. Double glazed windows. Tiled splashbacks, Double glazed frosted door to:

Rear Balcony Area

Bedroom One 11'7 x 11'6 (0.48m x 3.51m)

Radiator. Double glazed full width window with sea views and views of the communal gardens. Coving. Two double fitted wardrobes with hanging and shelves.

Bedroom Two 11'5 x 9'4 (3.48m x 2.84m)

Double glazed window with westerly aspect and sea views. Coving. Radiator.

Shower Room

Pedestal wash hand basin. Fitted corner shower cubicle with fitted Triton shower. Tiled splashbacks. Frosted double glazed windows. Radiator.

Separate WC

Concealed system low level flush WC. Part tiled walls. Frosted double glazed window.

Tenure

Leasehold

Approximately 940 years remaining on lease.

Annual Maintenance - £2,400



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

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Floor Plan

Approx. 84.4 sq. metres (908.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 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	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		

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