



Guide Price
£550,000
Leasehold

Downview Road, Worthing

- First Floor Flat
- Chain Free
- Three Bedrooms
- Garage
- Ensuite to Bedroom One
- EPC Rating - B
- Open Plan Lounge/Diner
- Council Tax Band - E
- West Facing Balcony
- Leasehold

Robert Luff & Co are delighted to offer to the market this stunning three bedroom first floor over 55's apartment built by Roffey Homes situated in this sought after West Worthing location close to local shops, facilities, the seafront, the town centre, bus routes and mainline station. Accommodation offers a large entrance hall, modern kitchen/breakfast room, open plan lounge/diner, three good sized bedrooms and a bathroom. Other benefits include a West facing balcony, an ensuite to bedroom one, ample storage throughout and a garage with remote control up and over door, power and light.

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Accommodation

Entrance Hallway

Video phone entry system. Thermostat control. Wood effect flooring. Radiator. Large utility cupboard with space for washing machine, tumble dryer and shelving. Further large cupboard housing combi boiler and water softener. Traditional coving.

Kitchen/Breakfast Room 17'9" max x 10'0" (5.43 max x 3.07)

A range of soft closing base and wall units with drawers and downlights. Built in basin with drainer. four ring electric Neff hob with extractor fan over. Neff fitted microwave, grill and split level oven. Built in fridge/freezer. Stone effect splashback. Traditional coving. Double glazed bay window with seating.

Lounge/Diner 19'10" max x 19'5" (6.05 max x 5.92)

Radiators. Traditional coving. Two sets of double glazed doors and windows leading onto a West facing balcony.

Bedroom One 15'2" to door x 11'9" (4.64 to door x 3.59)

Radiator. Fitted soft closing wardrobe and drawer units. Traditional coving. Double glazed window.

Ensuite 7'8" x 4'9" (2.35 x 1.45)

Shower cubicle with wall mounted shower and controls. Wash hand basin. WC. Tiled. Wall mounted heated towel rail. Mirror cabinet with lighting.

Bedroom Two 13'6" x 10'9" (4.13 x 3.29)

Radiator. Fitted wardrobes with over bed wall units. Traditional coving. Double glazed window.

Bedroom Three 16'1" x 6'5" (4.92 x 1.98)

Radiator. Fitted double wardrobe. Fitted desk, drawer and wall units. Traditional coving. Double glazed window.

Bathroom 10'9" x 10'9" (3.29 x 3.28)

Bath with rail, shower attachment, screen and curtain. Wash hand basin. WC. Shaver point. Part tiled. Traditional coving. Double glazed window.

Balcony

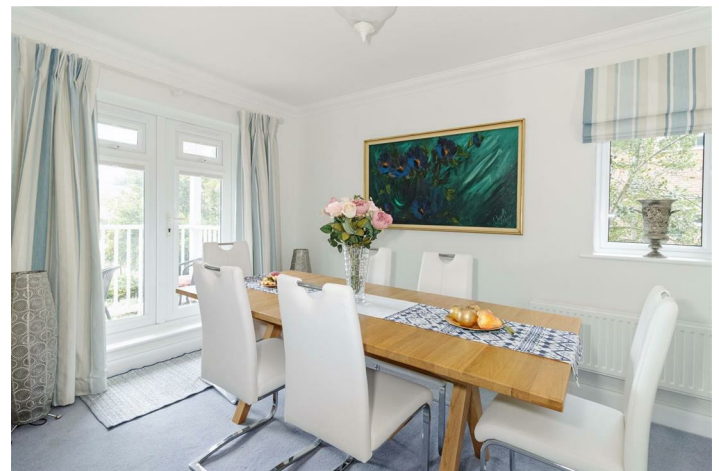
West facing. Wooden balustrade enclosed.

Garage

Remote control up and over door. Power and light.

Tenure

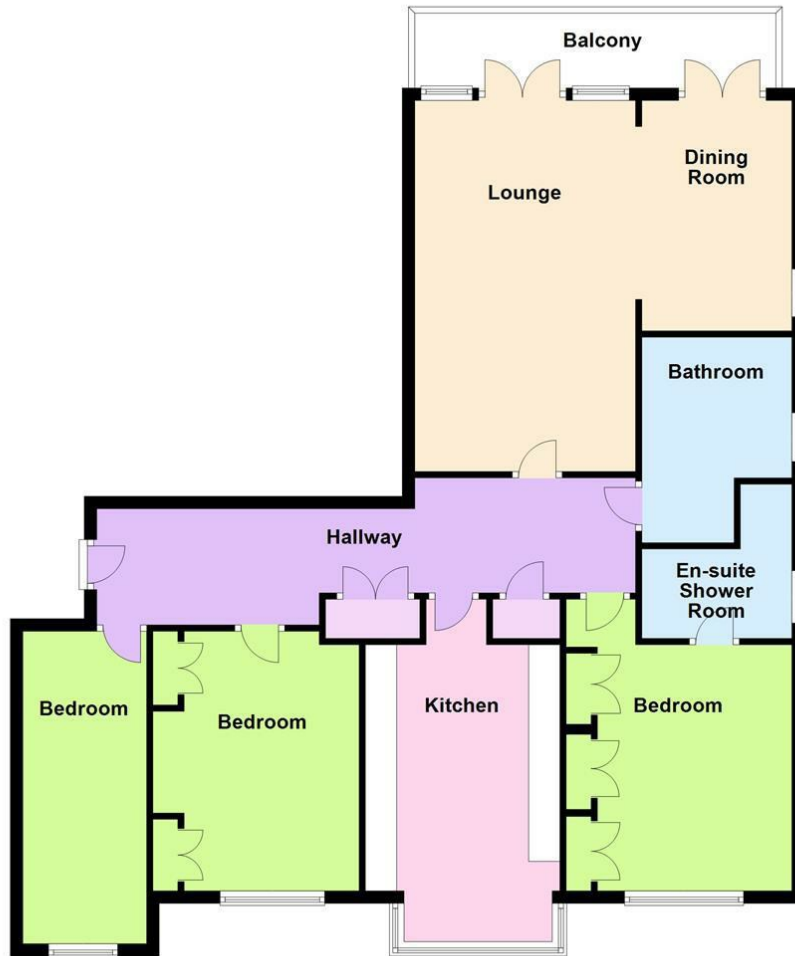
Leasehold with 168 years remaining. Service charge of approximately £1760 every six months.





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Floor Plan
Approx. 115.0 sq. metres (1238.0 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 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.