



Offers In Excess Of
£220,000
Leasehold

West Parade, Worthing

- Purpose Built Flat
- Recently Fitted Kitchen
- Council Tax Band - C
- EPC Rating - C
- Two Double Bedrooms
- Beautiful Views
- Spacious Living Room
- CHAIN FREE

We are delighted to offer to market this seventh floor flat ideally situated on the popular Worthing seafront with town centre shops, restaurants, bus routes, mainline station, and the beach all nearby. Accommodation comprises a communal hallway, an entrance hallway, two good-sized bedrooms, spacious living room, recently fitted kitchen, a bathroom and a separate WC. Other benefits include beautiful views over the sea and the downs, un-allocated parking, having a caretaker six days a week, and being CHAIN FREE.

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

Communal Entrance

Accessed via stairs and lift to seventh floor. Front door into:

Entrance Hallway

Built in cupboard with shelving. Feature built in linen cupboard. Door into:

Living Room 22'2" x 12'5" (6.76 x 3.81)

Double glazed bay window to side enjoying stunning sea views across the beach and North across the Downs. Further double glazed window to rear enjoying roof top views over the downs. Two radiators. TV point. Feature fireplace with period surround. Feature wall lights. Coving.

Kitchen 15'11" x 7'1" (4.86 x 2.17)

Double glazed window to rear enjoying beautiful Downlands views. Sink unit with mixer tap and drainer inset to roll top work surface. Matching range of wall and base units. Built in eye level double oven. Four ring gas hob with extractor fan over. Space and plumbing for washing machine. Built in cupboard. Pitched walls. Space for fridge/freezer.

Bedroom One 15'4" x 10'6" (4.68 x 3.21)

Two double glazed windows to front and side aspect enjoying lovely views over the beach. Radiator. Sharp range of fitted wardrobes and bedside tables providing hanging space and shelving. Built in dressing table. TV aerial. Textured ceiling.

Bedroom Two 13'8" x 8'9" (4.19 x 2.67)

Double glazed window to side aspect with view to the side over the beach. Radiator. Space for wardrobes. Textured ceiling.

Bathroom 5'6" x 5'5" (1.70 x 1.67)

Panel enclosed bath with shower and screen. Wash hand basin inset to vanity unit with mirror above. Wall mounted heated towel rail. Fully tiled walls. Tiled floor.

Separate WC

Low level flush WC. Wall mounted wash hand basin. Part tiled walls. Tiled floor.

Residents Parking

un-allocated parking

Tenure

Leasehold with approximately 168 years remaining.

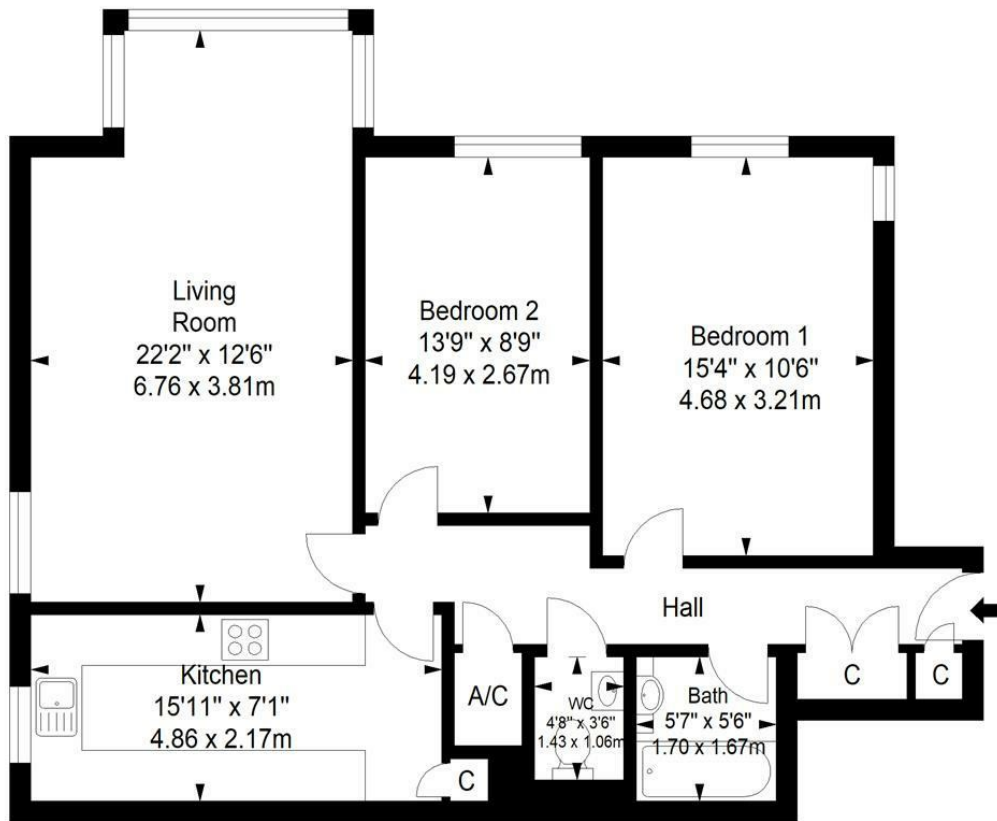
Annual Ground Rent - £112.50 - £56.25 paid every 6 months.

Annual Maintenance - £2,700 - £1,350 paid every 6 months.



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



Approximate gross internal floor area 79.9 sq m/ 860.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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		71	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			

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