



## Boundary Road, Worthing

Offers In Excess Of  
£210,000  
Leasehold

- Sixth Floor Purpose Built Apartment
- Two Double Bedrooms
- Popular Heene District
- NO CHAIN
- Spacious South Facing Sun Room
- Large Lounge/Diner
- Council Tax Band - B
- EPC Rating - C

We are delighted to offer to the market this beautifully appointed sixth-floor, two double bedroom apartment ideally situated in the heart of Worthing, close to town centre shops, schools, restaurants, parks, the seafront, bus routes, and the mainline station. Accommodation comprises a large dual-aspect lounge/diner, a spacious kitchen, two good-sized bedrooms, a family bathroom, and a separate WC. Other benefits include glorious sea and Downland views, a large enclosed double glazed southerly aspect sun room with direct sea views, a long lease, and no forward chain.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Communal stairs and lift to sixth floor. Part glazed front door to:

### Entrance Hallway

Telephone intercom entry system. Cloak cupboard. Electric storage heater. Coving. Firing cupboard housing pre-lagged copper cylinder with slatted shelves and water tank. Door to:

### Lounge 18'9" x 14'9" (5.73 x 4.51)

Dual aspect double glazed window with one south facing having sea views and the other being westerly facing with Downland views. Two storage heaters. Coving. Through way to:

### Kitchen 11'9" x 9'4" (3.60 x 2.87)

Range of light wood fronted base and wall units. Roll top working surfaces incorporating a one and a half bowl sink with mixer tap. Fitted electric oven and four ring electric hob with extractor fan over. Tiled splashback areas. Space for further appliances including a fridge/freezer. Wood effect flooring, Double glazed window with distant sea views and Downland views.

### Bedroom One 13'5" x 11'2" (4.10 x 3.41 )

Double glazed window with door to enclosed balcony area. Dimmer switch.

### Bedroom Two 11'0" x 7'6" (3.36 x 2.30)

Double glazed window.

### Bathroom

Wood panel enclosed bath with mixer tap. Fitted over bath Triton shower. Basin with mixer tap and vanity unit under. Tiled splashbacks. Tiled floor. Shaver point.

### Separate WC

Low level flush WC.

### Enclosed Sun Room 19'0" x 8'0" (5.80 x 2.45)

Power points. Double glazed windows. Roof top views of East and West Worthing and direct views of the English Channel.

### Tenure

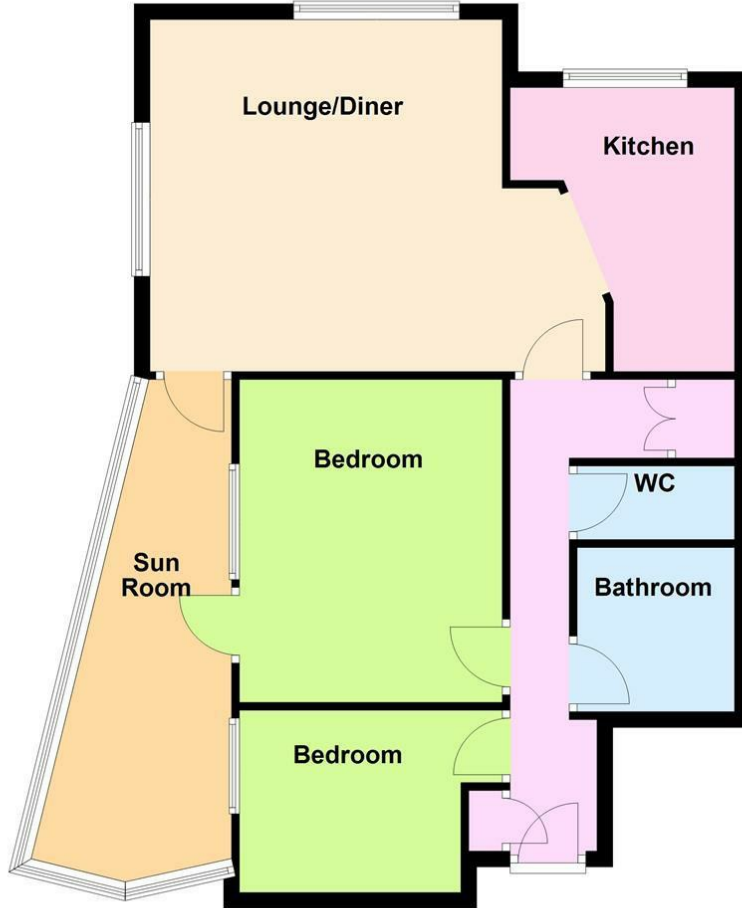
Leasehold with approximately 174 years remaining on the lease.

Service Charge -£1,275 paid 6 monthly.



**Floor Plan**

Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 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>		69	78
	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.