



## Bruce Avenue, Worthing

Asking Price  
**£220,000**  
Leasehold

- First Floor Purpose Built Apartment
- Spacious Living Room
- Recently Installed new Electric Heaters
- Non-Allocated Parking
- Long Lease
- Two Bedrooms
- Modern Kitchen
- Positive Induction Ventilation System
- EPC Rating - D
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented purpose built flat ideally situated in this favoured West Worthing location yards from the comprehensive Goring Road shopping parade with the beach, bus routes, parks, schools, and the mainline station nearby. Accommodation comprises a good sized entrance hallway, a spacious lounge/diner, a modern kitchen, two bedrooms, and a family bathroom. Other benefits include non-allocated parking, recently installed electric heaters, a positive induction ventilation system, and a long lease.

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 Entrance

Communal front door leading into the communal entrance. Stairs rising to the first floor. Front door into:

### Entrance Hallway

Access to both the bathroom and living room.

### Living Room 15'7" x 11'4" (4.75 x 3.46 )

Double glazed window to rear aspect. Wall mounted electric radiator. TV point. feature wall mounted lights.

### Kitchen 11'2" x 6'0" (3.41 x 1.83)

Matching range of grey wall, base and draw units. Roll top working surface incorporating a stainless steel sink and drainer with mixer tap. Built in oven and four ring electric hob with extractor fan over. Space and plumbing for washing machine. Space for under counter fridge/freezer. Tiled walls and wood effect flooring. Door to:

### Bedroom One 11'1" x 7'8" (3.40 x 2.36)

Double glazed window to side aspect. Wall mounted electric radiator. Fitted shelving.

### Bedroom Two 9'11" x 6'9" (3.03 x 2.06)

Double glazed window to rear aspect. Wall mounted electric radiator. Currently used as a walk-in wardrobe/ dressing room.

### Bathroom

Tile enclosed bath with glass screen, shower above, and a chrome mixer tap. Wash hand basin with mixer tap inset into a vanity unit. Low level flush WC. Tiled walls and floor.

### Tenure

Leasehold with approximately 125 years remaining on the lease.

Annual Service Charge - Approximately £1,400

Annual Ground Rent - N/A



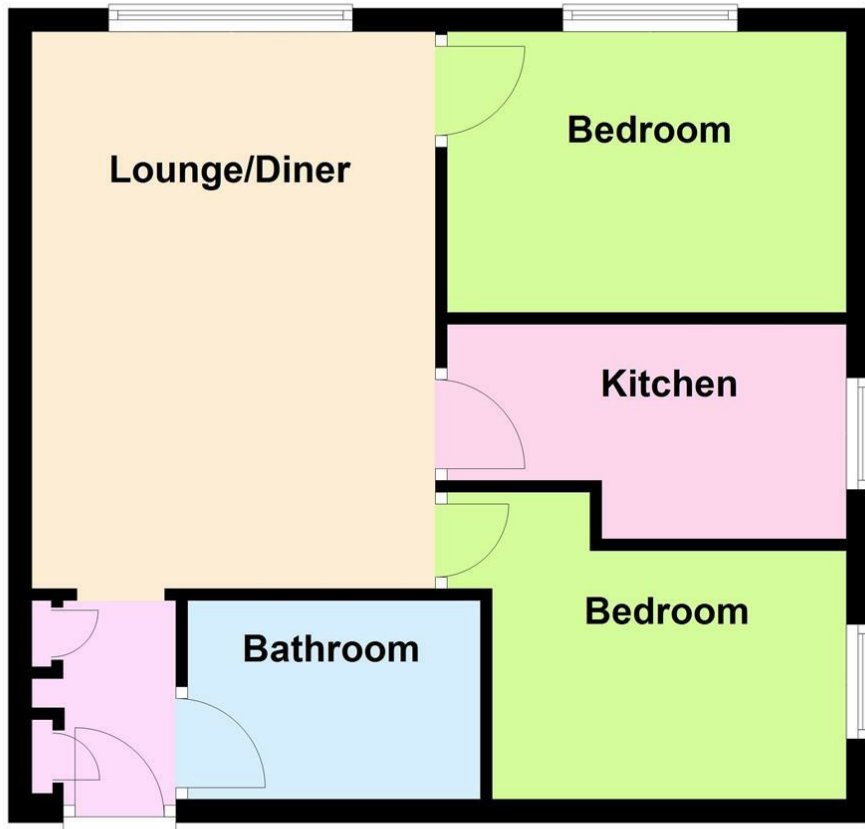
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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## Floor Plan

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 45.7 sq. metres (491.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.