



## Westbourne Avenue, Worthing

£1,800

- Ground Floor Flat
- South Facing Garden
- Fully Refurbished Throughout
- Viewing essential
- Three Bedrooms
- Utility Room
- EPC Rating - D (64)
- Council Tax Band -B

\*\* Property Let Off Market \*\* Robert Luff and Co are excited to present this ground floor garden flat with three bedrooms, located in the heart of Worthing town centre on Westbourne Avenue. The property boasts a convenient location with easy access to a range of local amenities.

Within close proximity, you will find shopping facilities, parks, schools, restaurants, bus routes, and the mainline station, ensuring that everything you need is within reach.

Upon entering the flat, you are welcomed by an entrance hall that leads you to the various rooms. The lounge provides a comfortable space for relaxation and entertaining guests.

The kitchen is well-equipped, allowing you to prepare meals with ease. Additionally, there is a utility room, offering extra space for laundry and storage.

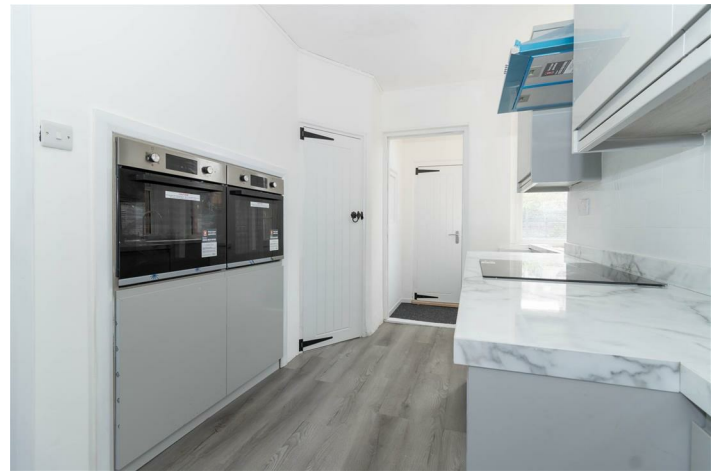
The property comprises three bedrooms, providing ample room for a family or for use as home offices or guest rooms. The family bathroom features the necessary amenities.

One of the benefits of this flat is its south-facing rear garden, which provides a pleasant outdoor space to enjoy the sunshine and unwind.

For further information or to arrange a viewing, it is recommended to contact Robert Luff and Co.

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**Robert  
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## Accommodation

### Communal Entrance Hall

Communal front door. Leading to:

### Entrance Hall

Radiator.

### Lounge 15'8" into bay x 14'4" (4.78m into bay x 4.38m)

Double-glazed window to front. Radiator.

### Kitchen 12'11" x 8'4" (3.95m x 2.55m)

Newly fitted kitchen. A range of matching wall and base units. Worktop incorporating a one and half bowl sink unit and drainer. Integrated double oven. Integrated electric hob. Cooker hood. Integrated dishwasher. Integrated fridge/freezer. Large pantry storage cupboard. Karndean floor. Tiled splash backs. Double-glazed window to rear and side.

### Utility Room 6'11" x 5'4" (2.13m x 1.65m)

Double-glazed window to side. Wall mounted combi boiler. Space and plumbing for washing machine. Door leading to the garden.

### Bedroom One 15'8" into bay x 13'11" (4.78m into bay x 4.26m)

Double-glazed bay window to front. Radiator.

### Bedroom Two 12'10" x 10'10" (3.93m x 3.31m)

Double-glazed window to rear. Radiator.

### Bedroom Three 8'11" x 7'1" (2.73m x 2.17m)

Double-glazed window to rear. Radiator.

### Bathroom

Newly fitted suite consisting of P shaped panel enclosed bath with shower over. Wash hand basin set into vanity unit. Low level dual flush WC. Towel radiator. Frosted double-glazed window to rear.

### Outside

#### Rear Garden

Wall and panel enclosed private south facing rear garden. Gated side access. Outside tap. Patio area. Laid to lawn.

### Tenure

Council Tax Band - B. Leasehold - TBC. Maintenance fees - £1350 per annum. Ground Rent - £80 per annum.



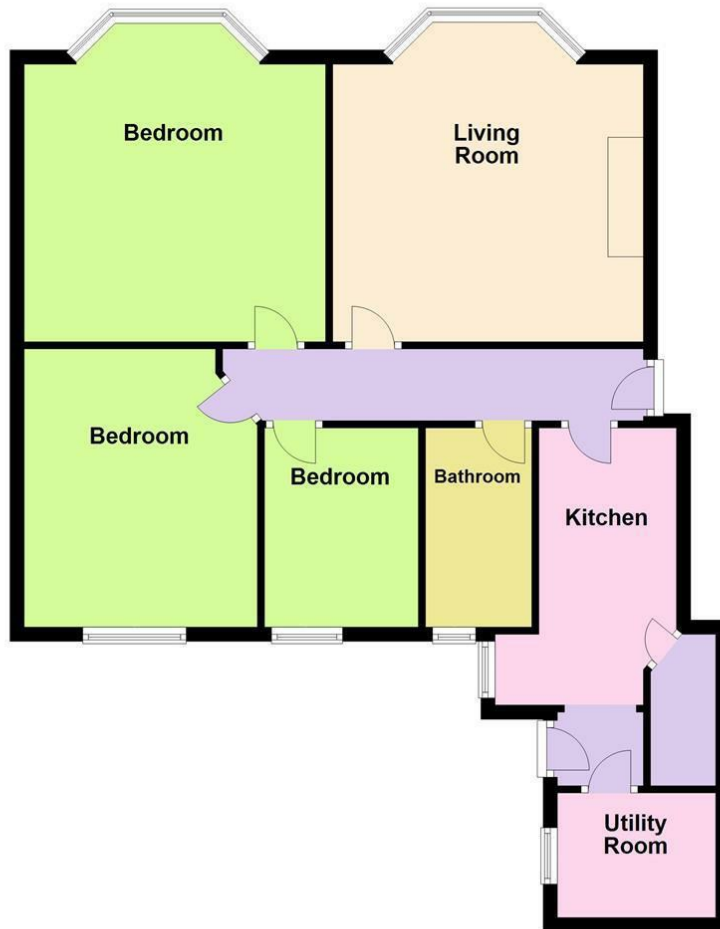
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**Floor Plan**  
Approx. 81.7 sq. metres (879.5 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 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>		64	77
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.