



Offers Over
£250,000
Leasehold

Offington Lane, Worthing

- Purpose Built Top Floor Apartment
- Large Lounge/Diner
- Long Lease
- CHAIN FREE
- Two Double Bedrooms
- Re-Fitted Shower Room
- Allocated Parking Space
- EPC Rating - B

We are delighted to offer to market this purpose-built top-floor apartment, ideally situated in the highly sought-after Offington Lane, close to local shops, parks, schools, bus routes, the mainline station, and having easy access to both the A24 and A27 nearby. The spacious accommodation offers an entrance hallway, a large lounge/diner, a spacious kitchen, two double bedrooms, and a recently re-fitted shower room. Other benefits include a long lease, an allocated parking space, well-maintained communal gardens, and being CHAIN FREE.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Clean, tidy and well kept. Security entry phone system.

Entrance Hallway

Laminate flooring. Radiator. Storage cupboards housing a five year old boiler, meters, shelving and hanging rails. Ideal wall mounted thermostat heating control.

Lounge/Diner 22'10" x 17'10" (6.98 x 5.44)

Double glazed leaded light windows. Two radiators. Laminate flooring.

Kitchen 9'0" x 8'0" (2.75 x 2.46)

Spotlights. Wall, base and draw units. One and a half bowl basin and drainer. Integrated oven and four ring gas burner with overhead extractor fan. Integrated fridge/freezer and washing machine. Tiled splashback.

Bedroom One 13'0" x 10'3" (3.97 x 3.13)

Large integrated wardrobe with hanging rail and shelving. Radiator. Double glazed leaded light windows. Laminate flooring.

Bedroom Two 10'10" x 9'3" (3.31 x 2.83)

Large integrated wardrobe with hanging rail and shelving. Radiator. Double glazed leaded light windows. Laminate flooring.

Shower Room

Recently refurbished. Herringbone flooring. Basin and vanity unit. Back to wall low level flush WC. Wall hung LED illuminated mirror with demister, Bluetooth, and digital display. Shaver point. Extractor fan. Tiled splashback. Walk-in shower with wall mounted rainfall shower, controls and separate attachment. Radiator.

Communal Gardens

Mature bushes, trees and plants. Well maintained.

Allocated Parking

Off-road parking space.

Tenure

Leasehold with approximately 107 years remaining on the lease.

Council Tax Band - C

Annual Maintenance - £1,500

Annual Ground Rent -

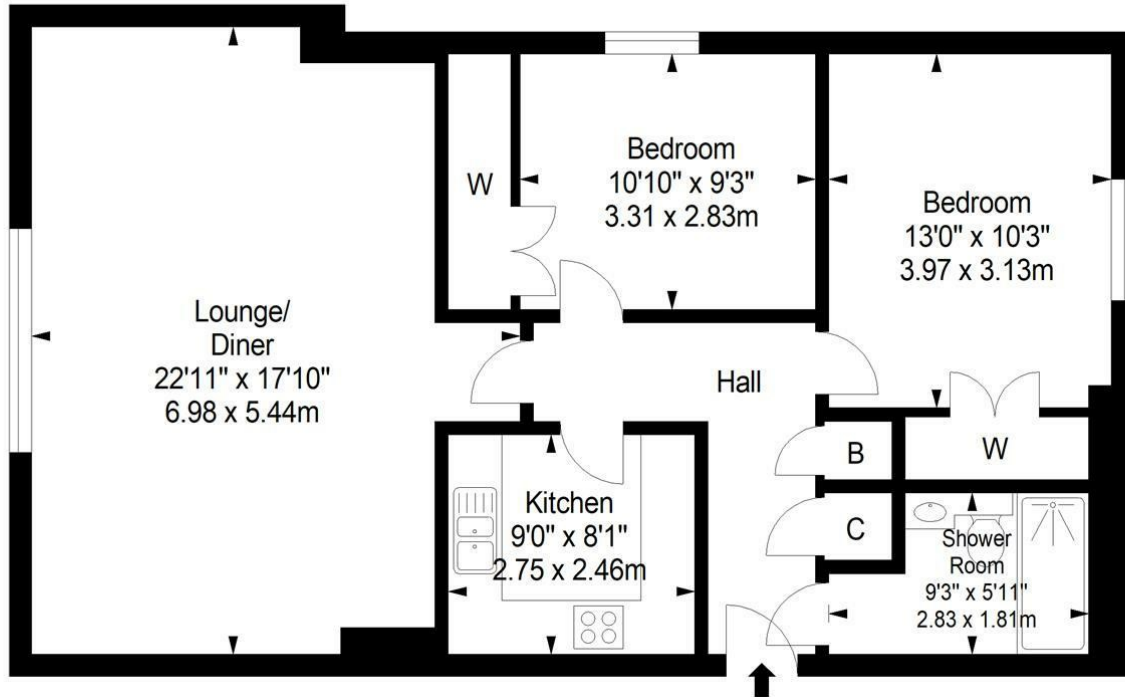


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Second Floor



Approximate gross internal floor area 80.7 sq m/ 868.7sq 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		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.

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

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk