



Asking Price
£275,000
Leasehold

Wordsworth Road, Worthing

- Ground Floor Flat
- Two Double Bedrooms
- Spacious Kitchen
- Undercroft Parking
- Feature Fireplace Living Room
- Direct Access to Communal Gardens
- EPC Rating - C
- NO CHAIN

We are delighted to offer to the market this prestigious ground-floor retirement apartment in a highly sought-after location, being walking distance to the seafront and close to Worthing's town centre. Accommodation provides personal or private use of a tastefully furnished lounge area, and the option for guests to rent a double en-suite flatlet convenient to the apartment. Internally the property offers an entrance hallway, a nicely finished kitchen and bathroom, a spacious living room with a feature fireplace, and two double bedrooms. Other benefits include private access to beautifully maintained communal gardens, private undercroft allocated parking and having NO CHAIN.

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Accommodation

Communal Entrance

Communal front door and entry phone system. Hallway leading to front door.

Entrance Hallway

Decorative coving. Firing cupboard housing a pre-lagged tank and slatted shelf. Cupboard with shelves and housing electric consumer unit. Door to:

Living Room 16'3" x 10'8" (4.97 x 3.27)

Decorative coving. Two wall mounted electric heaters. Wooden fire surround with electric fire. TV point. Double glazed windows with westerly aspect. Double glazed French doors leading out to a patio area and the communal gardens with westerly aspect.

Kitchen 10'7" x 8'3" (3.25 x 2.53)

Range of white fronted base and wall units. Roll top working surfaces incorporating a one and a half bow sink with mixer tap. Four ring electric hob with extractor fan over. Space and plumbing for washing machine. Electric oven. Space for microwave and fridge/freezer. Tiled splashback walls.

Bedroom One 16'7" x 11'0" (5.06 x 3.36)

Double glazed window. Further double glazed door to communal front garden area. TV point. Coving. Emergency pull cord. Wall mounted electric heater. Telephone point.

Bedroom Two 12'6" x 8'11" (3.82 x 2.72)

Wall mounted electric heater. Double glazed window to side. Coving.

Shower Room

Concealed system low level flush WC. Large walk-in shower area with glass screen and fitted shower. Contemporary style square wash hand basin with mixer tap. Tiled floor and walls. Heated electric towel rail. Mirror with built-in non-touch light. Mirror fronted vanity unit.

Outside

Undercroft parking. Well-maintained communal gardens.

Tenure

Leasehold with approximately TBC years remaining.

Council Tax Band - C

Annual Maintenance - £5,500

Annual Ground Rent - £400



Wordsworth Road



Ground Floor
Approximate Floor Area
742.06 sq ft
(68.94 sq m)

Approximate Gross Internal Area = 68.94 sq m / 742.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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.