



Wordsworth Road, Worthing

Offers In Excess Of
£220,000
Leasehold

- Purpose Built Apartment
- Residents Parking
- Two Bedrooms
- EPC Rating - D
- Lounge/Diner
- Council Tax Band - B
- Westerly Aspect Balcony

We are delighted to offer to the market this well presented purpose built first floor apartment, situated in the heart of Worthing, close to Town centre shops, restaurants, parks, the beach, bus routes and mainline station. Accommodation offers entrance hall, lounge/dining room opening to a Westerly aspect balcony, modern kitchen, two bedrooms and a family bathroom. Other benefits include a long lease, communal gardens and residents off road parking.

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

Stairs

Up to:

First Floor Communal Area

Front door opening into:

Entrance Hallway

Cloak cupboard with hanging space. Wall mounted electric heater. Door to:

Lounge/Diner 14'2" x 13' (4.32m x 3.96m)

West facing double glazed window and door to balcony. Two double glazed windows to side. Heater. Through way to:

Kitchen 9'3" x 8'8" (2.82m x 2.64m)

High gloss fronted base and wall units. Roll top work surface. Stainless steel sink with mixer tap. Tiled splash back. Four ring electric hob with extractor over. Integrated oven. Space and plumbing for washing machine. Further appliance space/breakfast bar area. Integrated fridge/freezer. Double glazed window with view of communal garden.

Bedroom One 13'9" x 10'7" (4.19m x 3.23m)

Electric heater. Double glazed window.

Bedroom Two 8'6" x 6'6" (2.59m x 1.98m)

Electric heater. Double glazed window.

Bathroom

Pedestal wash hand basin. WC. Tile enclosed bath with glass screen, fitted over bath shower and mixer tap. Heated towel rail. Firing cupboard with pre lagged copper cylinder. Frosted double glazed window.

Balcony

West facing. Wall enclosed.

Communal Gardens

Residents Parking

Communal parking on a first come first serve basis.

Tenure

Remainder of 999 year lease.
Annual Service Charge: £2310
Ground Rent £15



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Floor Plan

Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 57.0 sq. metres (613.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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.