



## Grand Avenue, Worthing

Price  
**£350,000**  
Leasehold - Share of

- Top Floor Apartment with Lift Service
- Two Double Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Southerly Aspect Balcony
- Undercroft Parking
- Stunning Sea Views
- Gas Fired Central Heating
- EPC Rating - C
- Council Tax Band - C
- Share of Freehold

We are delighted to offer to the market this well presented top floor apartment situated in this sought after West Worthing location with town centre shops, the seafront, bus routes and mainline station all nearby. The property offers a modern fitted kitchen, lounge, two double bedrooms, bathroom and a Southerly aspect balcony with stunning roof top and sea views. Further benefits include gas fired central heating, an allocated undercroft parking space and a share of the freehold.

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**Robert  
Luff & Co**  
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## Accommodation

### Attractive Communal Hallway

Stairs and lift up to the top floor.

### Front Door

Opening into:

### Spacious Hallway

Central heating controls. Telephone intercom. Cloak cupboard with hanging rail and shelf. Electric consumer unit. Radiator. Coving.

### Lounge/Dining Room 20'0" x 10'11" (6.11 x 3.33)

Two radiators. Coving. TV point. Space for dining table. Double glazed window. Double glazed patio door giving access to balcony enjoying stunning views out to sea.

### Kitchen 10'1" x 9'10" (3.09 x 3.00)

A range of shaker style wall and base units. Marble effect work surface incorporating a stainless steel sink with mixer tap. Breakfast bar. Four ring gas hob with extractor fan over. Electric oven. Dishwasher. Tiled splash back. Space for fridge/freezer. Deep storage cupboard with space and plumbing for washing machine. Double glazed window with Westerly aspect.

### Bedroom One 13'1" x 11'1" (4.00 x 3.40)

Triple fitted wardrobe with hanging, shelving and light wood effect fronted doors. Radiator. Coving. Double glazed window with beautiful downland views.

### Bedroom Two 10'5" x 8'3" (3.20 x 2.53)

Radiator. Coving. Cupboard enclosed boiler with slatted shelf. Double glazed window again, enjoying the downland views.

### Southerly Aspect Balcony

Uninterrupted beautiful views out to sea. Space for table and chairs.

### Residents Parking

Allocated undercroft parking space. Access via electric up and over door.

### Tenure

Leasehold with the remainder of a 999 year lease remaining. Annual Service Charge - £2,000 (£500 per quarter)



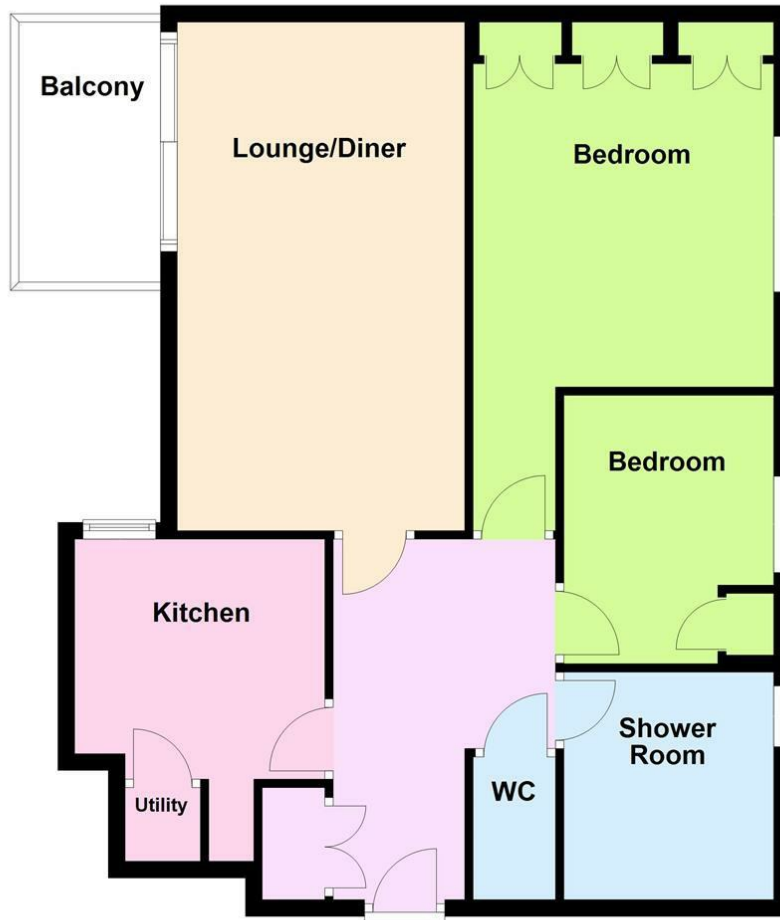
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**Floor Plan**

Approx. 78.8 sq. metres (848.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

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 <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.