



## Northcourt Road, Worthing

Offers In Excess Of  
**£250,000**  
Leasehold

- Ground Floor Flat
- Two Bedrooms
- Lots of Original Features
- Private Courtyard
- Town Centre Location
- EPC Rating - D (62)
- Leasehold
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this ground floor flat, situated in the heart of Worthing town centre, with local shopping facilities, parks, the beach, bus routes and mainline station all nearby. Accommodation offers entrance hall, inner hall, lounge, modern kitchen, two bedrooms and family modern bathroom. Other benefits include a South facing courtyard and a long lease.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Frosted double-glazed front door leading to hall. Period check floor. Door leading to

### Inner Hall

Two radiators. Stripped wood floor. Cupboard with shelves.

### Lounge 15' x 11'11 (4.57m x 3.63m)

Period sash cord bay window to front. Two radiator. Feature stripped wood floor. TV point. Period coving. Picture rail.

### Kitchen 14'1 x 7'9 (4.29m x 2.36m)

A range of matching shaker style grey fronted wall and base units. Worktops incorporating a stainless steel sink with mixer tap. Four ring gas hob. Extractor fan. Built in electric oven. Space for fridge/freezer. Integrated washing machine and dishwasher. Cupboard enclosed ideal boiler. Stripped wood floor. Attractive metro brick tiled splash backs. Sash cord window to side. Door to side access.

### Bedroom One 10'10 x 10'2 (3.30m x 3.10m)

Radiator. Double-glazed window. Double-glazed door to rear patio garden.

### Bedroom Two 12'2 x 7'7 (3.71m x 2.31m)

Double-glazed window to side. Radiator.

### Bathroom

Double end bath with mixer tap. Over bath shower with shower screen. Pedestal wash hand basin with mixer tap. Low level flush WC. Metro brick tiled walls. Frosted double-glazed window. Heated towel rail.

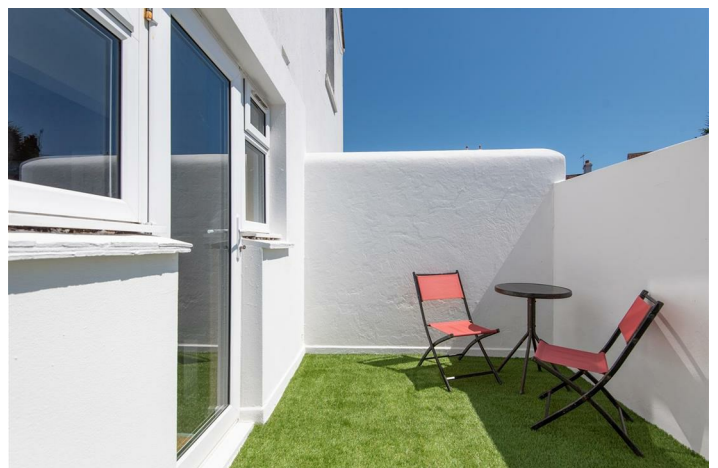
### Outside

#### Courtyard

Wall enclosed low maintenance Southerly aspect patio area. Side gate. Laid artificial lawn.

#### Tenure

Leasehold. 150 years remaining on the lease. Maintenance circa £2000.

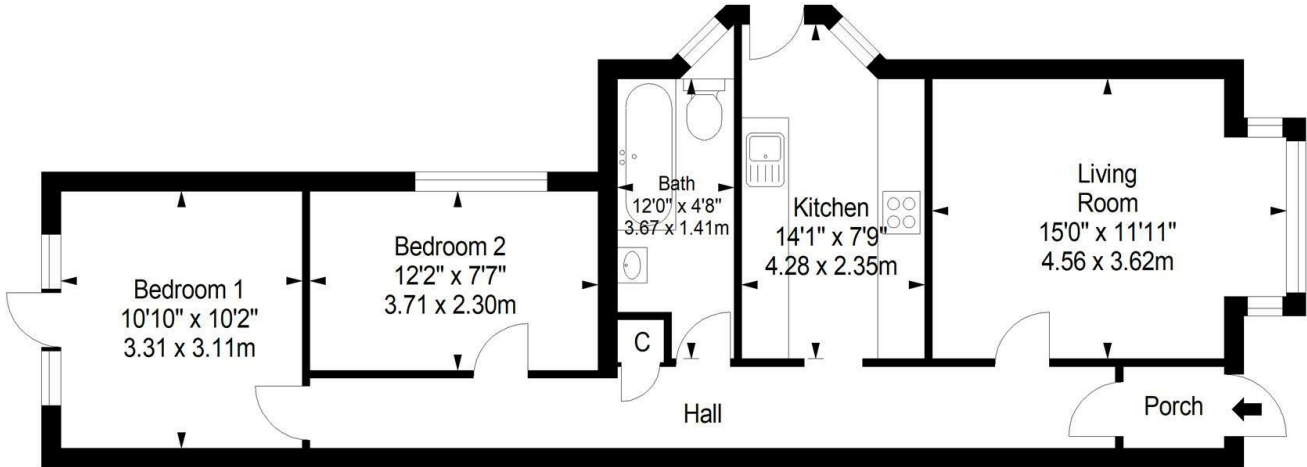


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Ground Floor



Approximate gross internal floor area 63.6 sq m/ 684.6 sq ft

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>		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.