



St. Botolphs Road, Worthing

Offers In Excess Of
£325,000
Leasehold

- Ground Floor Flat
- Two Double Bedrooms
- Spacious Bay-Fronted Lounge/Diner
- Westerly Aspect Garden
- Garage & Parking
- Chain Free
- EPC Rating - D
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented two-bedroom ground-floor garden flat ideally situated in this sought-after West Worthing location close to local schools, shops, parks, bus routes, and West Worthing station. Accommodation comprises a kitchen, a spacious bay-fronted lounge/diner, two double bedrooms, and a modern bathroom. Other benefits include a low-maintenance westerly aspect rear garden, a garage, original features throughout, and having a good lease. NO CHAIN

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

UPVC double glazed front door to hallway. Door leading to:

Kitchen 10'7" x 9'7" (3.23 x 2.94)

Range of fitted base and wall units. Roll top working surfaces incorporating a stainless steel sink with a flexible mixer tap. Space and plumbing for washing machine. Space for electric cooker and fridge/freezer. Three double glazed windows to the side. Wall mounted Worcester boiler.

Lounge/Diner 19'5" max x 13'11" (5.92 max x 4.26)

High ceilings with period coving. Exposed floor boards. Radiator. Wall light points. Recently refitted large west facing double glazed bay sash style windows. Bay bench seating with storage. Tiled fire surround and hearth with wooden mantle. Door through to inner hall area. Door to:

Bedroom One 14'7" x 11'5" (4.46 x 3.50)

Double glazed sash window. Telephone point. Radiator.

Bedroom Two 10'2" x 9'7" (3.12 x 2.94)

Double glazed sash style window. Radiator.

Bathroom

Metro brick tiled enclosed 'P' shaped bath with centralised mixer tap, fitted shower with separate attachment and rainfall shower head. Black lattice screen. Useful recess shelf. Contemporary style sink with vanity draw under and black mixer tap. Heated towel rail. Concealed system low level flush WC. Storage cupboard. Understairs storage cupboard. Loft hatch. Attractive checkered tiled floor. down lights.

Rear Garden

Westerly aspect rear garden. Slab patio area. Artificial laid lawn area. Further raised decked area. Outside tap. Access to rear of the garages. Timber built storage shed which is currently being used as an out door gym.

Garage

Single garage. Up and over door. Driveway/car hard standing with EV point.

Tenure

Leasehold with approximately 118 years remaining on the lease.

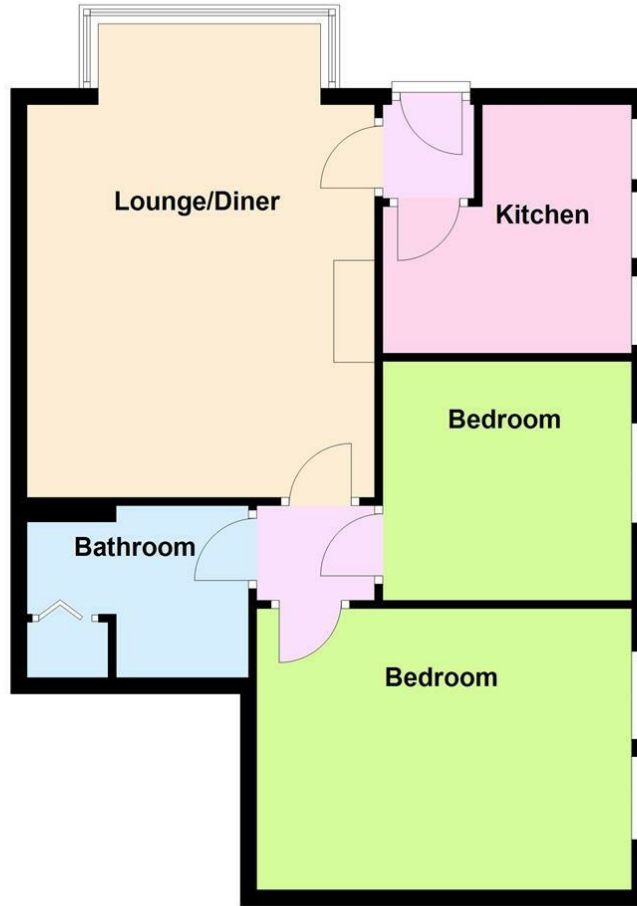
Annual Service Charge - As and When split between the three flats.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Floor Plan

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 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 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.