



Offers In Excess Of
£190,000
Leasehold

Kingsland Road, Worthing

- First Floor Flat
- Broadwater Location
- Two Bedrooms
- EPC Rating - TBC
- Bathroom with Separate WC
- Council Tax Band - A

We are delighted to offer to the market this two bedroom first floor flat situated in the sought after Broadwater location with local shops, amenities, parks, bus routes and mainline station all nearby. Accommodation offers a well maintained communal entrance, kitchen, lounge, two bedrooms, bathroom and separate WC. CHAIN FREE

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

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Accommodation

Well Maintained Communal Entrance

Front Door

Opening into:

Hallway

Radiator. Boiler. Coving. Loft access.

Kitchen 10'1" x 9'11" (3.09 x 3.04)

A range of wall and base units. Basin with drainer. Tiled splash back. Space for white goods. Space for oven. Laminate flooring. Coving. Double glazed window.

Lounge 14'4" x 10'2" (4.37 x 3.12)

Radiator. Coving. Double glazed sash bay window.

Bedroom One 12'2" x 10'11" (3.72 x 3.33)

Radiator. Coving. Double glazed sash window.

Bedroom Two 12'1" x 5'10" (3.69 x 1.78)

Radiator. Coving. Double glazed sash window.

Bathroom

Bath with screen and Triton shower. Wash hand basin. Tiled walls. Frosted double glazed window.

Separate WC

WC

Tenure

Leasehold with approximately 60 years remaining.

Annual Maintenance - £1,473.5

Annual Service Charge - £1,281.5

Annual Ground rent -£100

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan
Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 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 | | | |
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| 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.