



Asking Price
£250,000
Leasehold

Mardale Road, Worthing

- First Floor Garden Apartment
- Spacious Lounge/Diner
- Quite Cul-De-Sac Location
- Leasehold
- Two Good-Sized Bedrooms
- Well Maintained Garden
- Council Tax Band - B
- EPC Rating - TBC

We are delighted to offer to the market this well-presented spacious two-bedroom first-floor apartment ideally situated in this popular cul-de-sac in Salvington with local shops, schools, parks, bus routes, and both the A27 and A24 nearby. The accommodation comprises an entrance hallway, a spacious lounge/diner, a kitchen, two good-sized bedrooms, and a family bathroom. Other benefits include gas fired central heating, double glazing, and a large well-maintained rear garden.

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Accommodation

Private entrance with double glazed front door leading to a spacious lobby area for shoes, coats, buggies and bikes. Double glazed window. Radiator. Storage cupboard. Stairs leading up to main property.

Entrance Hallway

Double glazed window. Storage cupboards. Insulated loft space.

Kitchen 9'4" x 5'9" (2.87 x 1.77)

Double glazed window. Wall, base and draw units. Tiled splashback. Space for washing machine, fridge/freezer, and oven with gas supply. Roll top working surfaces incorporating a one and a half bowl basin and drainer.

Bathroom 8'8" x 4'9" (2.66 x 1.45)

'L' shaped bath with overhead shower and attachment. Storage cupboard. Basin and vanity unit. Low level flush WC. Tiled splashback. Frosted double glazed window. Heated towel rail.

Bedroom Two 8'4" x 7'6" (2.55 x 2.30)

Radiator. Double glazed window. Built-in storage cupboard.

Lounge 14'8" x 11'6" (4.48 x 3.52)

Coving. Double glazed window. Radiator.

Bedroom One 13'1" x 12'6" (4.01 x 3.82)

Radiator. Double glazed window. Coving.

Garden

Timber built shed. Lawn area with patio pathway.

Tenure

Leasehold with approximately 89 years remaining on the lease.

Annual Maintenance Charge and Ground Rent - £279.40



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

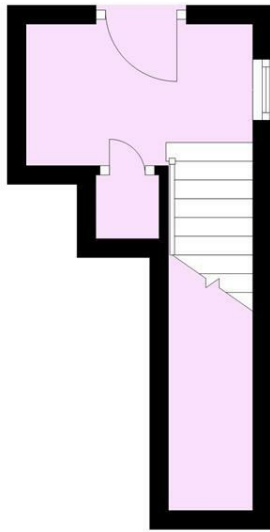
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Ground Floor

Approx. 7.6 sq. metres (81.5 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 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 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.