



Cobden Road, Worthing



Offers In Excess Of
£220,000
Leasehold - Share of

- Two Bedroom Apartment • Ground Floor
- Courtyard Garden
- Open Plan Kitchen/Living Room
- Gas Central Heating
- EPC Rating - D
- Share of Freehold
- Council Tax Band - A

We are delighted to offer to the market this ground floor garden flat situated in the heart of Worthing town centre, close to local shopping facilities, restaurants, parks, schools, bus routes, the mainline station and Worthing seafront. Accommodation comprises an open-plan lounge/kitchen, two double bedrooms and a family bathroom. Other benefits include a new boiler, new plumbing, new radiators, recently re-wired, and having a courtyard garden.

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Accommodation

Communal Entrance

Front door leading to:

Entrance Hallway

Laid wood laminate floor. Radiator. Understairs storage with shelves. Wall mounted thermostat.

Open Plan Lounge/Kitchen 15'0" x 11'1" (4.58 x 3.39)

Kitchen Area

A range of matching light grey fronted wall and base units. Worktop incorporating black sink with mixer tap and drainer. Built in single oven and four ring electric hob with overhead extractor. Space and plumbing for washing machine. Integrated fridge/freezer. Laid wood laminate floor. Tiled splashbacks.

Lounge Area

Double glazed front aspect bay window. TV point. Cupboard housing the wall mounted gas central heating boiler. Radiator. Laid wood laminate floor.

Bedroom One/Reception 9'10" x 8'3" (3.02 x 2.54)

Dual aspect double glazed windows. Double glazed door leading to the west facing courtyard. Radiator. TV point.

Bedroom Two 9'8" x 7'8" (2.96 x 2.36)

Double glazed rear aspect window. Radiator.

Bathroom

Panel enclosed bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level flush WC. Tiled splashbacks and floor. Heated towel rail. Extractor fan. Double glazed side aspect window.

Outside

Rear Courtyard

Patio garden with southerly aspect.

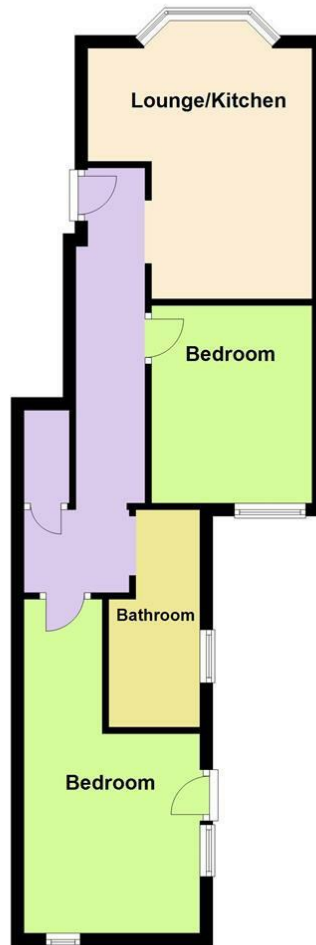


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan
Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 45.6 sq. metres (490.4 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.