



Richmond Road, Worthing

Offers Over
£130,000
Leasehold

- Ground Floor Studio
- Open-Plan Living
- Modern Kitchen Area
- Modern Bathroom
- EPC Rating - C
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented ground floor studio ideally situated in this favoured part of Worthing with local shops, schools, parks, bus routes, the mainline station, Worthing Town centre, and the seafront all nearby. The accommodation comprises an open-plan living space with ample storage and a beautiful kitchen area, a modern bathroom, and a well-maintained outside area.

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Accommodation

UPVC Frosted double glazed door leading to:

Open-Plan Living/Kitchen Area 15'1" x 11'10"
(4.60 x 3.63)

Kitchen Area:

High gloss white fronted wall and base units. Wood effect working surface incorporating a one and a half bowl sink and drainer with a mixer tap. Beautiful splashback. Integrated oven with extractor fan over. double glazed window to side aspect. Wall mounted vertical radiator, Over head storage space.

Living Area:

Bay fronted double glazed windows and double glazed frosted door. Made to measure blinds. Vertical wall mounted radiator. Fitted shelving. Laid wood effect flooring. Chandelier and wall light.

Bathroom

Modern tiled corner bath with mixer tap, glass shower screen, rainfall shower head and separate shower attachment. Wash hand basin inset into a vanity unit. Part tiled walls. Vertical chrome heated towel rail. Low level flush WC with dual push button.

Outside Communal Space

Patio area ideal for seating. Lawn area with beautiful raised borders with shrubs and bushes.

Tenure

Leasehold with approximately 104 years remaining on the lease.

Annual Service Charge - £720

Annual Ground Rent - £50

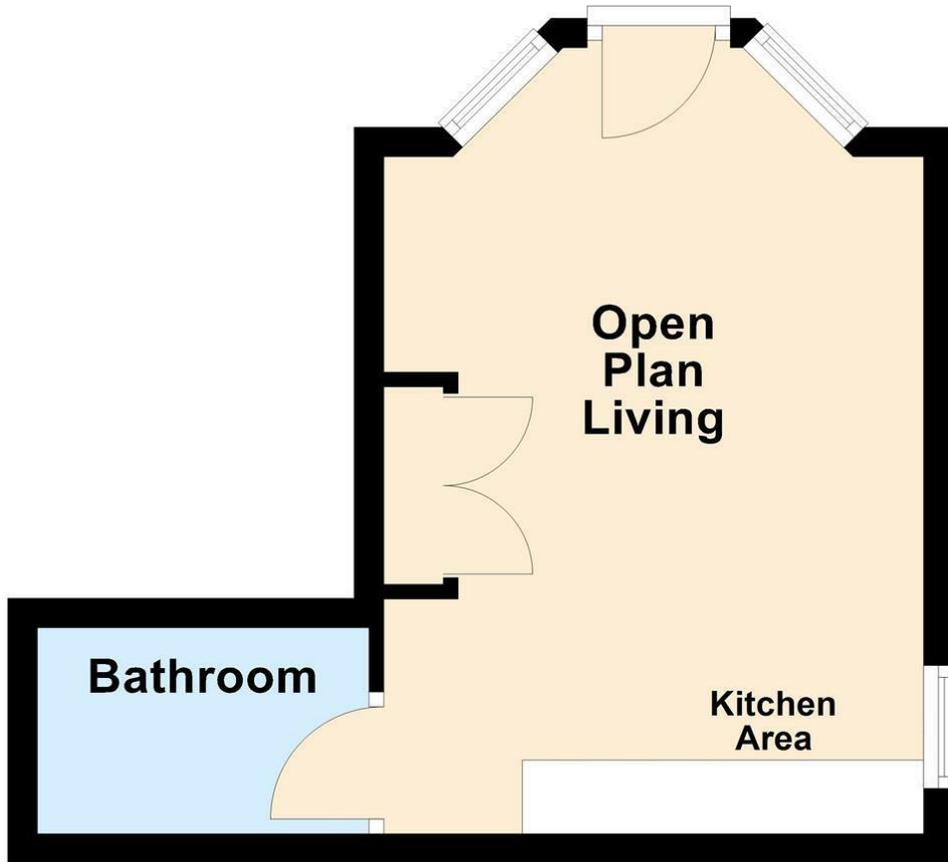


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Floor Plan



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.