



## Westlake Gardens, Worthing

Offers Over  
£210,000  
Leasehold

- Ground Floor Flat
- Good-Sized Kitchen
- Bay-Fronted Lounge/Diner
- Two Double Bedrooms
- Non-Allocated Parking
- Council Tax Band - B
- Fabulous Lake Views
- EPC Rating - D
- NO CHAIN

We are delighted to offer to the market this lovely purpose-built ground-floor flat with fantastic views over the lake and communal grounds and is ideally situated in this favoured part of Tarring close to local shops, schools, parks, bus routes, and transport links. The accommodation comprises two double bedrooms, a kitchen with built-in oven/hob, and a bathroom with an electric shower. The flat also has its own lockable storage cupboard, residents non-allocated parking, and being CHAIN FREE.

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Robert  
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## Accommodation

### Entrance Hallway

Cupboard with hot water cylinder, entryphone.

### Lounge/Diner 14'9" x 12'4" (4.50m x 3.76m)

Raised double glazed bay window with lovely views over the lake, night storage heater.

### Kitchen 9'9" x 9' (2.97m x 2.74m)

Newly painted walls, range of wall and base units, built in electric oven/hob, double glazed window with lovely views over the lake.

### Bedroom One 15'5" x 9'8" (4.70m x 2.95m)

Night storage heater, double glazed window, newly repainted walls.

### Bedroom Two 11'4" x 10'6" (3.45m x 3.20m)

Night storage heater, double glazed window, newly painted walls.

### Bathroom

Newly painted walls, bath with electric shower over, wash hand basin, W.C, extractor, medicine cabinet.

### Outside

Storage cupboard included, non allocated parking for residents, superb grounds with a lake and communal grounds.

### Tenure

Leasehold with approximately 90 years remaining.

Annual Maintenance Charge - £1,500

Annual Ground Rent -£288



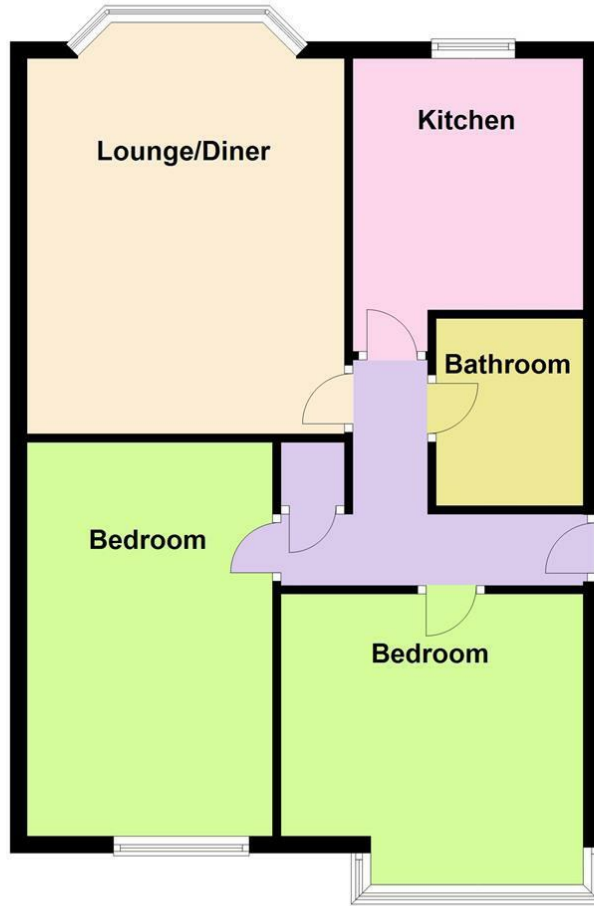
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**Floor Plan**

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.