



Offers In Excess Of  
£160,000  
Leasehold

## Littlehampton Road, Worthing

- Purpose Built Ground Floor • Double Bedroom Flat
- Modern Kitchen Area
- Contemporary Style Bathroom
- Spacious Lounge/Diner
- EPC Rating - TBC
- Ideal Offington Location
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented purpose built ground floor flat ideally situated in this favoured Offington location with local shops, schools, parks, bus routes, restaurants, and having easy access to both the A27 and A24 nearby. Accommodation comprises a spacious kitchen/lounge/diner, with a recently refitted and modern kitchen area, a double bedroom, and a contemporary style bathroom. Other benefits include double glazing throughout and having permit parking to the rear.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

Security phone entry system.

**Kitchen/Lounge/Diner 19'5" x 12'10" (5.92 x 3.92)**

Double glazed window. Spotlights. Storage cupboard. Space for washing machine. Integrated oven. Granite composite basin and drainer. Spotlights. Integrated dishwasher and fridge/freezer. Four ring electric hob with overhead extractor. Entry phone system.

**Bedroom 10'11" x 9'3" (3.33 x 2.82)**

Double glazed window. Built-in wardrobe with rail and shelving.

### Bathroom

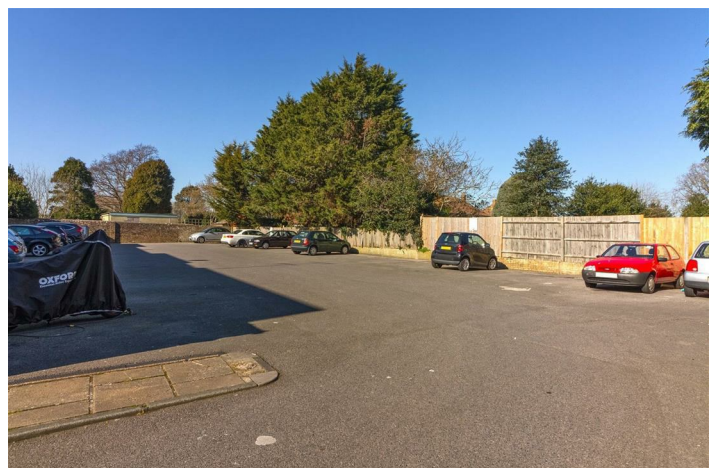
Tiled splashback. Wash hand basin and pedestal with mixer tap. Low level flush WC. Bath with overhead shower and screen. Extractor fan.

### Tenure

Leasehold with approximately 90 years remaining on the lease.

Annual Maintenance Charge - £1,200

Annual Ground Rent - TBC



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## Floor Plan

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 36.8 sq. metres (396.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.

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