



Bruce Avenue, Worthing

Offers Over
£275,000
Leasehold

- First & Second Floor Maisonette
- Spacious Kitchen/Family Room
- Modern Shower Room
- Council Tax Band - A
- Three/Four Bedrooms
- Beautifully Presented Throughout
- Useful Eaves Storage
- EPC Rating - TBC

We are delighted to offer to the market this beautifully presented first-floor maisonette ideally situated in this favoured West Worthing location, yards from the extensive Goring Road shopping parade and with parks, schools, bus routes, the beach, and the mainline station nearby. Accommodation offers an entrance hallway, a bay-fronted modern and spacious kitchen/family room, three good-sized bedrooms downstairs, with one currently used as a living room, and a downstairs WC. Upstairs, there's a further double bedroom and a beautiful modern shower room. Other benefits include gas-fired central heating, double glazing throughout, and having a long lease.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Frosted double glazed UPVC door to:

Entrance Hallway

Stairs leading up to Landing. Landing with picture rail and radiator. Door to:

Kitchen/Family Room 18'3" x 11'9" (5.58 x 3.59)

Double glazed leaded light bay window. High gloss base and wall units. Working surfaces incorporating a sink with mixer tap. Electric oven. Four ring gas hob with extractor fan over. Space and plumbing for dishwasher. Laid wood effect flooring. Coving. Radiator. Space for fridge/freezer. Southerly aspect family room.

Bedroom One/Living Room 14'7" x 10'8" (4.46 x 3.27)

Fitted wardrobes with hanging and shelf. Double glazed window with view to rear. TV point. Radiator. Currently being used as a living room.

Bedroom Three 10'8" x 6'10" (3.27 x 2.10)

Part leaded light double glazed window. Radiator. Picture rail. Fitted cupboards.

Bedroom Four 7'10" x 7'6" (2.40 x 2.31)

Frosted double glazed window. Radiator.

Separate WC

Low level flush WC. Basin set in a vanity unit with a mixer tap. Frosted leaded light window.

Stairs from first floor landing leading to first floor. Door to:

Bedroom Two 14'10" x 10'1" (4.53 x 3.08)

Two velux windows giving southerly light. Access to eaves storage with boiler and space and plumbing washing machine..

Shower Room

Large walk-in shower cubicle with fitted Mira shower. Wash hand basin set into a vanity unit with a mixer tap. Low level flush WC. Heated towel rail. Eaves storage cupboards. Shaver point. Two frosted double glazed windows.

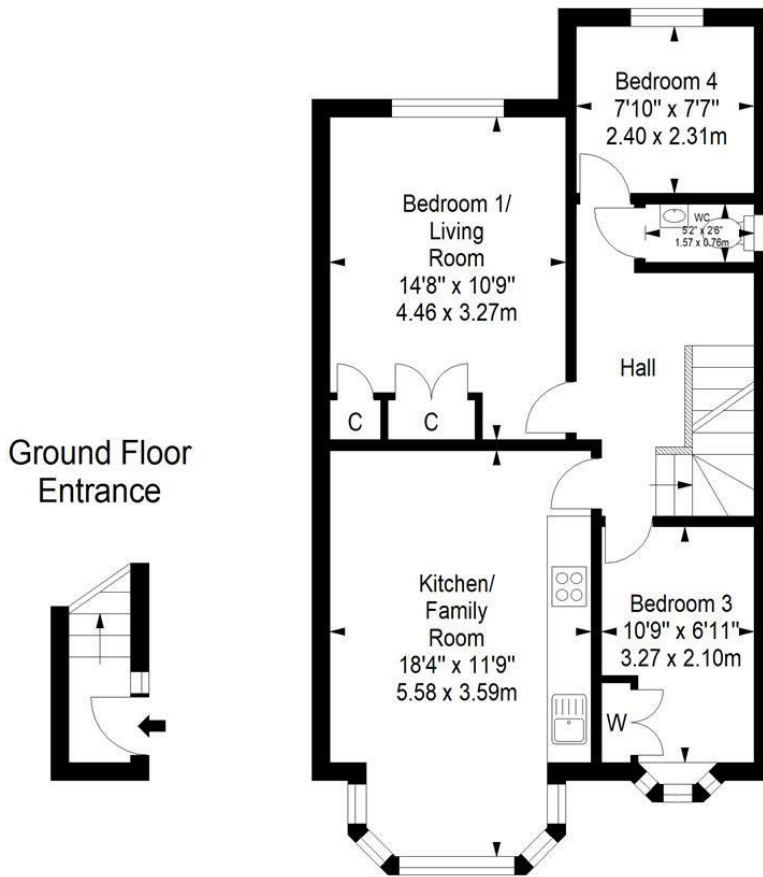
Tenure

Leasehold with approximately 150 years remaining on the lease.

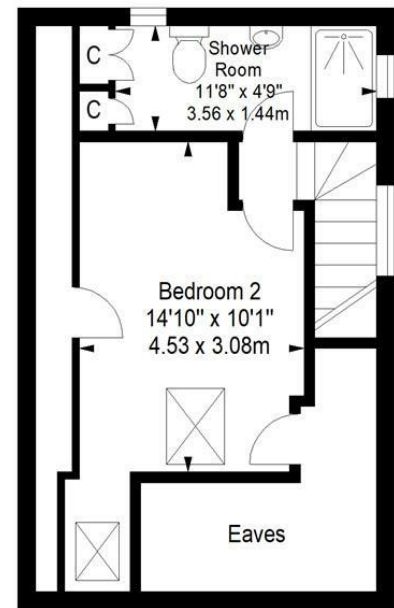
Annual Maintenance - 50/50 split as and when.



First Floor



Second Floor



Approximate gross internal floor area 95.5 sq m/ 1028.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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.