



## Latimer Road, Worthing

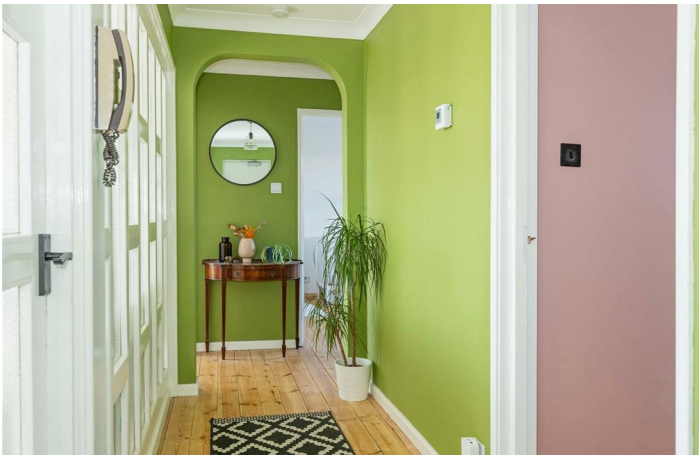
Offers Over  
£260,000  
Leasehold

- Purpose Built Flat
- Spacious Lounge/Diner
- Contemporary Style Bathroom
- South Facing Balcony
- Beautiful Views
- Two Double Bedrooms
- Modern Kitchen
- Utility Area
- Garage
- EPC Rating - D

We are delighted to offer to the market this beautifully presented and well situated top floor flat in a very sought after area in West Worthing close to local shops, schools, parks, bus routes and the seafront. Accommodation comprises a spacious lounge/diner, a modern kitchen, two double bedrooms, and a contemporary style bathroom. Other benefits include a garage, plenty of storage, a clean and tidy communal area and a spacious south facing balcony.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

Light, spacious, clean and tidy communal areas with bin chute. Stairs leading up to top floor. Door to:

### Entrance Hallway

Phone entry system. Exposed wood floorboards. Radiator. Spacious storage cupboard with shelving and hanging rail. Archway leading to bedrooms and bathroom.

### Lounge/Diner 14'6" x 12'11" (4.42 x 3.94)

Glass panelled door and wall. Double radiators. Large double glazed windows and sliding door to:

### Balcony

South facing balcony with sea glimpses. White railings. Space for table and chairs.

### Kitchen 9'0" x 8'5" (2.75 x 2.59)

Oak effect worktops. Soft closing wall, base and drawer units. Large basin and drainer with multifunctional mixer tap. Baxi boiler. Integrated oven and four ring induction hob with overhead extractor. Integrated dishwasher. Space for fridge/freezer. Double glazed window with South Down views.

### Bedroom One 13'1" x 12'3" (4.00 x 3.74)

Exposed wooden floorboards. Double glazed window. Built-in wardrobe with shelving and hanging rail. Radiator.

### Bedroom Two 11'1" x 8'5" (3.38 x 2.59)

Exposed wooden floorboards. Built-in wardrobe with fitted shelving and hang rail. Radiator. Double glazed window with beautiful South Down views.

### Bathroom 8'5" x 8'5" (2.57 x 2.58)

Exposed brick feature wall. Dual aspect double glazed frosted windows. Low level flush WC. Wash hand basin and pedestal. Tiled splashbacks. Bath with wall mounted shower attachments, controls, rainfall shower head, and screen. Wall mounted heated towel rail. Utility area with shelving, worktop space, and space and plumbing for washing machine.

### Garage

Up and over door. Brick built.

### Tenure

Leasehold with approximately 125 years remaining on the lease.

Annual Maintenance Charge - £2,400

Annual Ground Rent - £240

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**Floor Plan**

Approx. 70.4 sq. metres (757.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 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>			
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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.