



Asking Price
£150,000
Leasehold

Romany Road, Worthing

- Ground Floor Flat
- Large Double Bedroom
- Modern Kitchen
- Good-Sized Living Area
- Attractive Bathroom
- EPC Rating - C

We are delighted to offer to the market this beautifully presented ground floor flat ideally situated in this favoured part of Durrington with local shops, schools, parks, bus routes, David Lloyd Gym, the mainline station, and having easy access to both the A280 and A27 nearby. Accommodation comprises an entrance hallway, a modern kitchen, a good-sized living area, a large double bedroom, and an attractive bathroom. Other benefits include double glazing, a reasonable maintenance charge, and being CHAIN FREE.

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

Communal Entrance

Communal front door. Hallway leading to front door to:

Entrance Hallway

Kitchen Area

Grey fronted base and wall units. Marble effect working surface incorporating a stainless steel sink with mixer tap and drainer. Integrated oven and electric hob with extractor fan above. Spotlights. Laid wood effect flooring.

Living Area

Laid wood effect flooring. TV and telephone point. Spotlights. Large double glazed window with made to measure blind. Storage heater.

Bathroom

'P' shaped bath with mixer tap, shower over and glass screen. Wash hand basin inset into a vanity unit. Concealed dual button low level flush toilet. Large mirror. Frosted double glazed window.

Bedroom

Spacious double bedroom with storage heater. TV and telephone point. Space for wardrobe and drawers. Double glazed window with made to measure blinds. Down light.

Tenure

Leasehold with approximately 123 years remaining on the lease.

Ground Rent - approximately £62.50 quarterly

Service Charge - approximately £193.32 quarterly



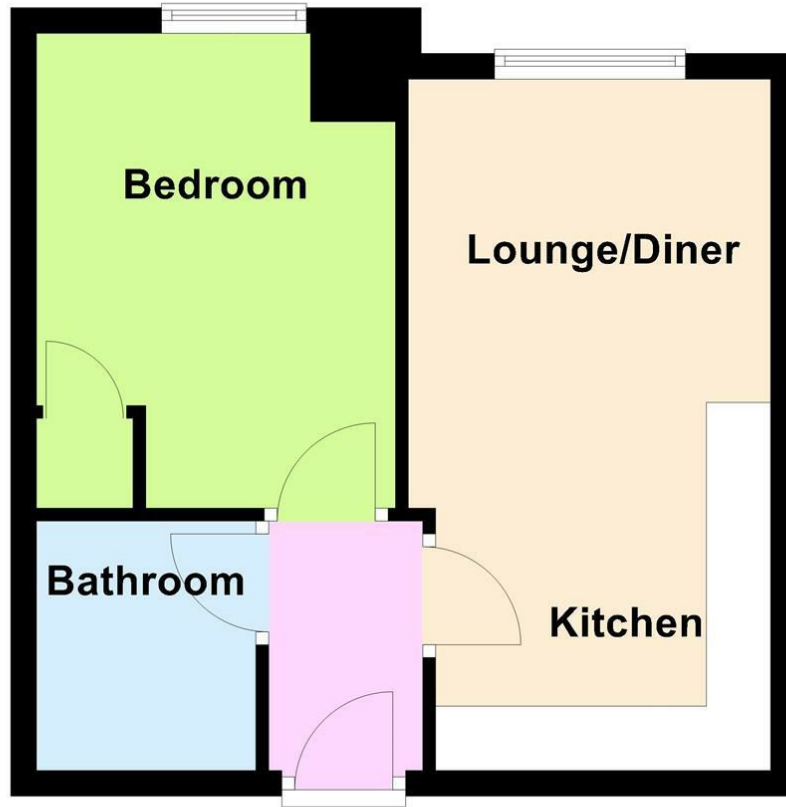
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Floor Plan

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 31.7 sq. metres (340.9 sq. feet)

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.