



Boundary Road, Worthing

Asking Price
£220,000
Leasehold

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge
- Enclosed Balcony
- Off-Road Parking
- Council Tax Band - B
- Communal Gardens
- EPC Rating - D

We are delighted to offer to the market this purpose built first floor flat in this popular West Worthing location, just a short walk from Worthing town centre and seafront with local shops, schools, parks, bus routes, and the mainline station all nearby. The property offers a good-sized kitchen, a spacious lounge, two double bedrooms, and a beautiful bathroom. Other benefits include an enclosed balcony, a well-maintained communal garden, non-allocated off-road parking, a janitor who is available three days a week and being CHAIN FREE.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Communal Entrance

Two lifts and stairs leading up to first floor landing. Private front door to:

Entrance Hall

Night storage heater. Refuse/post cupboard which the janitor delivers post to and collects trash from. Utility cupboard. Office/storage with room for desk. Entry phone.

Living Room 14'8" x 14'2" (4.49 x 4.34)

Two night storage heaters. TV and telephone point. Coved ceiling. Downlights. Dual aspect double glazed windows. Double glazed door to:

Balcony

Double glazed covered balcony with triple aspect. Tiled flooring.

Kitchen 11'8" x 6'11" (3.57 x 2.12)

Fully fitted kitchen with a range of white fronted base and wall units. Roll top work surfaces incorporating a stainless steel sink and drainer with mixer tap. Metro brick tiled splashback. Integrated oven with fitted microwave above. Four ring electric ceramic hob with extractor fan over. Fitted fridge/freezer and washing machine. Double glazed window with made to measure blinds. Tiled floor. Coving.

Bedroom One 14'8" x 10'10" (4.49 x 3.32)

Double glazed window. Night storage heater. Telephone point. Freestanding double wardrobe. Downlights.

Bedroom Two 11'5" x 6'11" (3.50 x 2.11)

Double glazed window. Night storage heater. Coving. Downlights. Space for wardrobe, desk and chair.

Bathroom 7'0" x 5'7" (2.14 x 1.72)

Refitted suite with a pedestal wash hand basin set in a vanity unit with mirror above. 'P' shaped bath with electric shower and glass screen. Beautiful part tiled walls. Shaver point. Extractor fan. Heated towel rail. Amtico wood effect flooring. Down light.

Separate WC

Refitted low level flush WC.

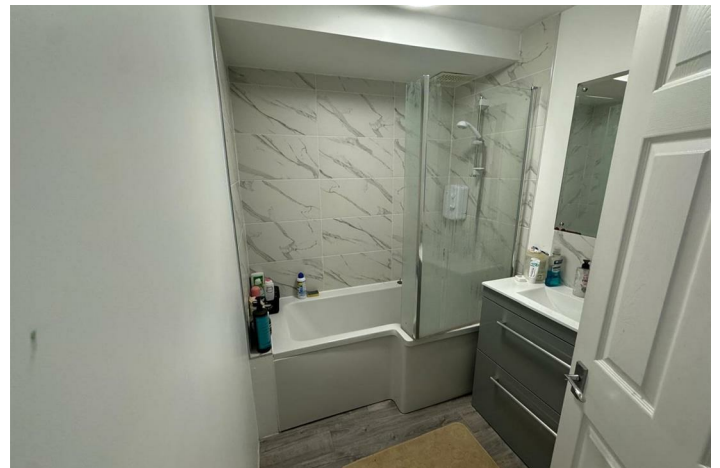
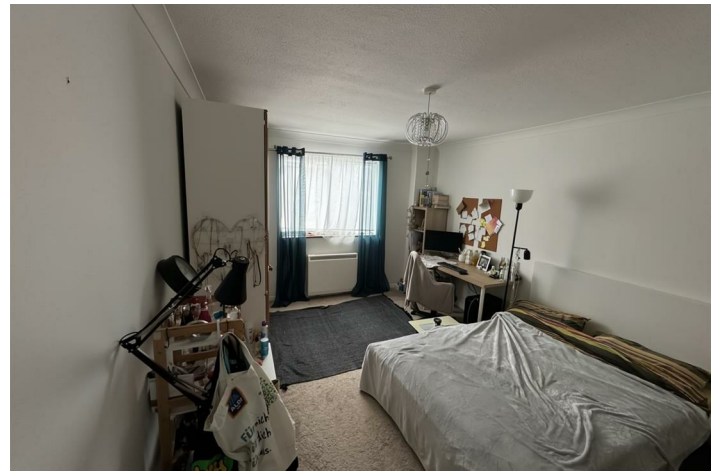
Well Maintained Communal Gardens

Non-Allocated Off-Road Parking

Tenure

Leasehold with approximately 174 years remaining on the lease.

Half Yearly Maintenance Charge - Approximately £1,309

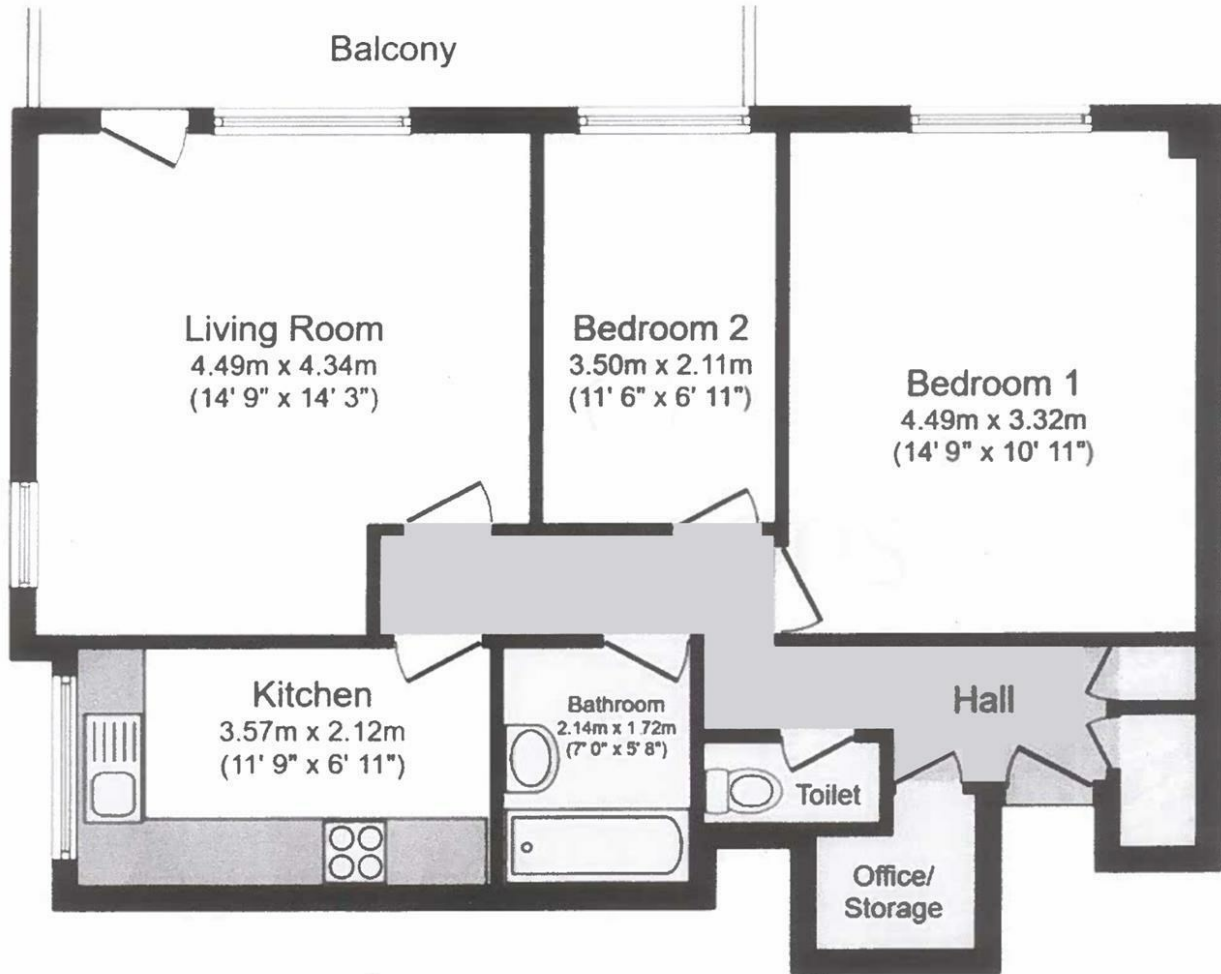


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.