



## Belsize Road, Worthing



Offers In Excess Of  
£160,000  
Leasehold

- Ground Floor Converted Flat
- Open Plan Lounge/Kitchen Area
- One Double Bedroom
- Close to Seafront & Station
- EPC Rating - D
- Council Tax Band - A

We are delighted to offer to the market this ground-floor flat situated in this desirable location of West Worthing with local shops, schools, parks, bus routes, the mainline station and the seafront all nearby. The property benefits from an open-plan lounge/kitchen area, a double bedroom and a bathroom. Other benefits include a reasonable service charge and a good length lease.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

### Communal Entrance

Hallway leading to ground floor accommodation. Front door to:

### Entrance Hallway

Radiator. Head height shelf. Storage cupboard housing electric meters. Door to:

### Lounge/Kitchen 16'3" x 13'7" (4.97 x 4.16)

Range of light coloured base and wall units. Wood effect worktops incorporating a stainless steel sink with mixer tap. Four ring gas hob. Electric oven. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted Worcester boiler. Strip wood flooring. Radiator. Double glazed bay window to front. Decorative coving.

### Bedroom 11'11" x 7'3" (3.65 x 2.22)

Double glazed window. Radiator. Coving.

### Bathroom

Wood panel enclosed bath with handles, mixer tap, fitted over bath shower, and a folding screen. Low level flush WC. Pedestal basin. Tiled walls. frosted double glazed window. Tiled floor. Heated towel rail.

### Tenure

Leasehold with approximately 98 years remaining on the lease.

Annual Maintenance Charge - £1,200

Annual Ground Rent - TBC

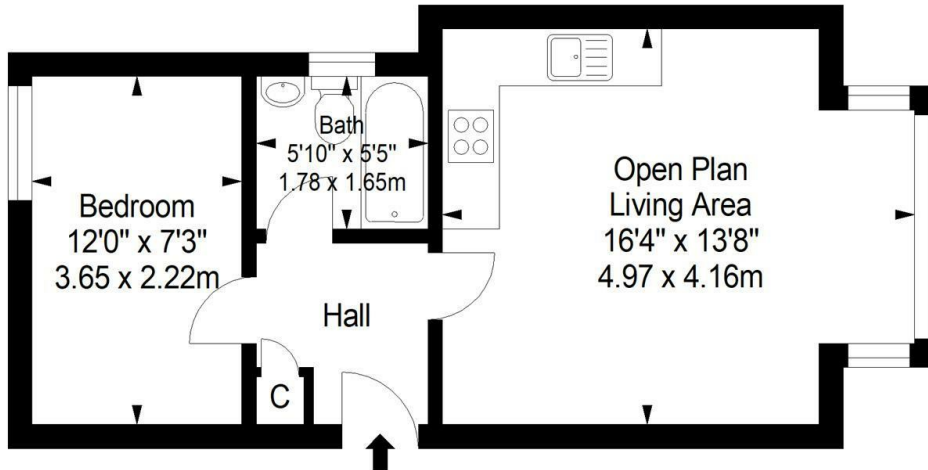


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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## Ground Floor



Approximate gross internal floor area 34.5 sq m/ 371.4 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) <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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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.