



Grafton Road, Worthing



Offers In Excess Of
£210,000
Leasehold

- First Floor Flat
- Large Lounge/Diner
- Worthing Town Location
- CHAIN FREE
- Double Bedroom
- Spacious Modern Kitchen
- EPC Rating - TBC
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented and spacious, split-level, one-bedroom first-floor flat ideally situated in the heart of Worthing, close to town centre shops, schools, parks, restaurants, the seafront, bus routes, and the mainline station. Accommodation offers an entrance hallway, a modern spacious kitchen, a large lounge/diner with feature fireplace, a double bedroom, and a family bathroom with separate WC. Other benefits include high ceilings, high specification throughout, a large useful loft space, a new boiler, and having gas safety and electricity checked within the last year.

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Accommodation

Communal Entrance

Leading to front door. Front door leading to:

Lounge/Dining Room 18'4" x 14'2" (5.59 x 4.33)

Large sash cord window with westerly aspect. Strip wood flooring. Two radiators. Decorative coving and picture rail. Wooden fire surround with marble insert. Attractive ceiling rose. TV and telephone point. Dimmer switch. Steps down to:

Kitchen/Breakfast Room 11'3" x 8'11" (3.43 x 2.72)

Range of taupe coloured base and wall units with display shelving. Wood effect working surfaces incorporating a stainless steel sink with drainer and mixer tap. Space for under counter fridge and freezer. Space and plumbing for washing machine. Electric Neff oven and four ring gas hob with extractor fan over. Understairs storage area. Cupboard housing electric meters. Space for small breakfast table and chairs. Radiator. Sash cord window. Door to:

Bathroom

Panel enclosed bath with mixer tap and fitted shower attachment. Basin with mixer tap set in a vanity unit. Radiator. Tiled splashbacks. Low level flush W.C. Frosted window.

Bedroom One 14'3" x 12'7" (4.35 x 3.86)

Stairs leading up from the lounge. Sash cord window. Radiator. Wardrobes with hanging and shelves. Firing cupboard housing pre-lagged copper cylinder and shelves. Further storage cupboards.

Roof Space

Eaves access door to roof space with storage area and velux window.

Tenure

Leasehold with over 100 years remaining on the lease.

Service Charge - £766.25 6 monthly

Reserve charge - £250.00 6 monthly



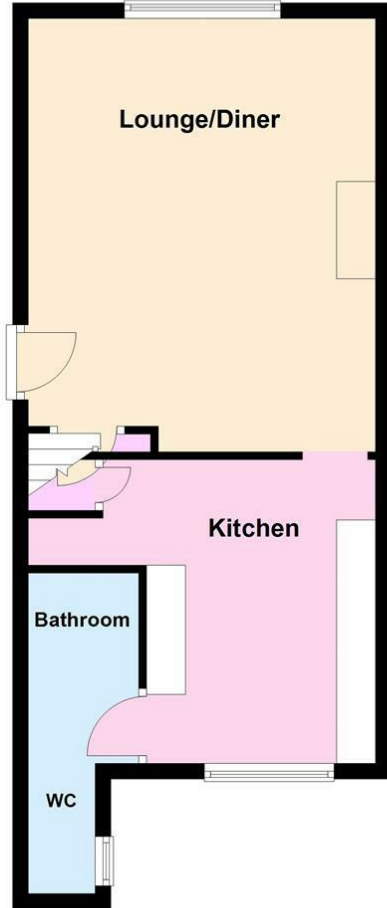
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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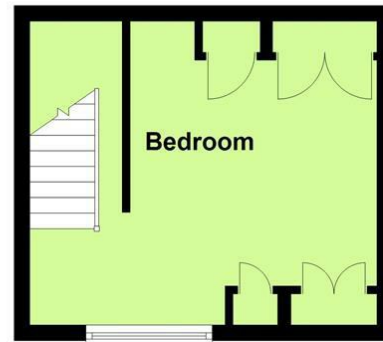
First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.0 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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.

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