



## Eastcourt Road, Worthing

Asking Price  
**£239,999**  
 Leasehold

- Victorian Ground Floor Flat
- Full of Character & Charm
- 20 Yards from Mainline Station
- Close to Town Centre Shops & Seafront
- Two Double Bedrooms
- Open-Plan Kitchen/Lounge/Diner
- West Facing Rear Garden
- EPC Rating - TBC

We are delighted to offer to the market this well-presented two double bedroom flat ideally situated in this favoured central location just yards from the mainline station and with town centre shops, restaurants, schools, parks, bus routes, and having easy access to the beach, the A27 and the A24. Accommodation offers an open-plan kitchen/lounge/diner, two double bedrooms with one being bay-fronted, and a family bathroom. Other benefits include a long lease, double glazing, gas-fired central heating, and a west facing rear garden.

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

**Robert  
 Luff & Co**  
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## Accommodation

UPVC front door to:

**Kitchen/Lounge/Diner 20'7" x 10'11" (6.29 x 3.33)**

Dual aspect double glazed window and door. Laminate flooring. Spotlights. Integrated split oven. Basin and drainer. Tiled splashback. Wall, above and drawer units. Space for fridge/freezer. Integrated dishwasher. Cupboard with shelving and washing machine.

**Bedroom One 13'9" to bay x 11'10" (4.21 to bay x 3.61)**

Double glazed bay window. Radiator. Laminate flooring.

**Bedroom Two 12'0" x 10'1" (3.66 x 3.09)**

Double glazed window. Radiator. Laminate flooring.

### Bathroom

Double glazed frosted window. Low level flush WC set in a vanity unit with basin. Tiled walls. Bath with wall mounted shower and controls. Wall mounted heated towel rail. Spotlights.

### Private Courtyard Rear Garden

Westerly aspect courtyard garden with gate to rear and outside tap.

### Tenure

Leasehold with 125 years on the lease upon completion.

Annual Ground Rent - Peppercorn

Annual Service Charge - Split with ground floor flat. 45% Ground floor and 55% top floor.



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

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.