



Asking Price  
**£220,000**  
Leasehold

## Grand Avenue, Worthing

- Beautiful Seafront Apartment
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Wealth Of Original Features
- Double Glazed Windows
- Council Tax Band -
- EPC Rating - D
- Beautiful Seafront & Downland Views
- CHAIN FREE

We are delighted to offer to the market this beautifully presented, fully refurbished, seafront apartment ideally situated on Worthing's popular seafront with stunning direct sea views and being close to town centre shops, restaurants, schools, parks, bus routes and the mainline station. Accommodation comprises a modern fitted kitchen, a spacious lounge, two double bedrooms, and a refitted bathroom. Other benefits include a wealth of original features, double glazing throughout, beautiful seafront and Downland views, and being CHAIN FREE.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Hallway

Lift and stairs to fourth floor. Communal hallway to front door. Front door to:

### Open-Plan Hallway

Telephone entry point. Wall mounted electric heater. Storage cupboard. Through way to:

### Open-Plan Kitchen 9'7" x 8'7" (2.93 x 2.63)

Range of white fronted base and wall units. Wood effect working surfaces incorporating a stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for fridge and separate freezer under the worktops. Space for electric oven with extractor fan over. Laid laminate wood effect flooring. Sown lights. Double glazed window with sea views. Tiled splashback. Coving.

### Lounge 15'0" x 10'11" (4.59 x 3.35)

Attractive archtop double glazed window with beautiful sea views. Wall mounted heater. TV point.

### Bedroom One 14'11" x 14'4" max into wardrobe (4.55 x 4.37 max into wardrobe)

Double glazed window with sea views. Electric heater.

### Bedroom Two 14'4" x 11'1" (4.38 x 3.38)

Attractive archtop window. Heater. Double glazed window with sea views.

### Bathroom

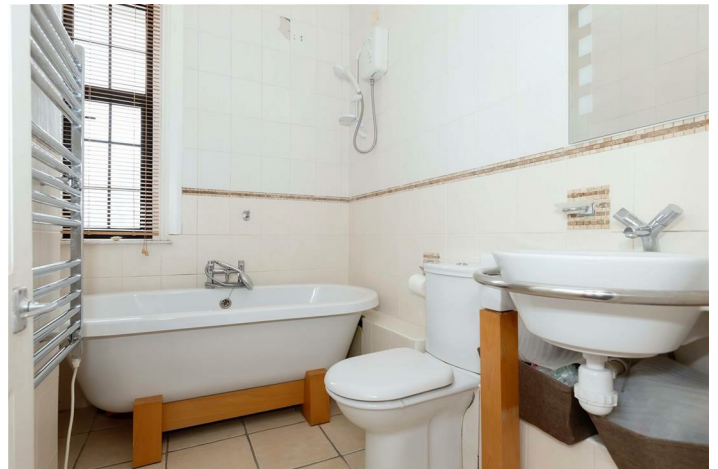
Attractive free standing roll top bath with centralised mixer tap and shower attachment. Fitted over bath Triton shower. Low level flush WC. Contemporary style basin with mixer tap. Tiled floor and walls. Double glazed window. Down lights. Heated towel rail.

### Tenure

Leasehold with an extended 990 year lease upon completion.

Service Charge - £769.00 per quarter (£3,076 annually) which includes hot water.

Annual Ground Rent - £30.00 however this will be zero once the lease is extended.

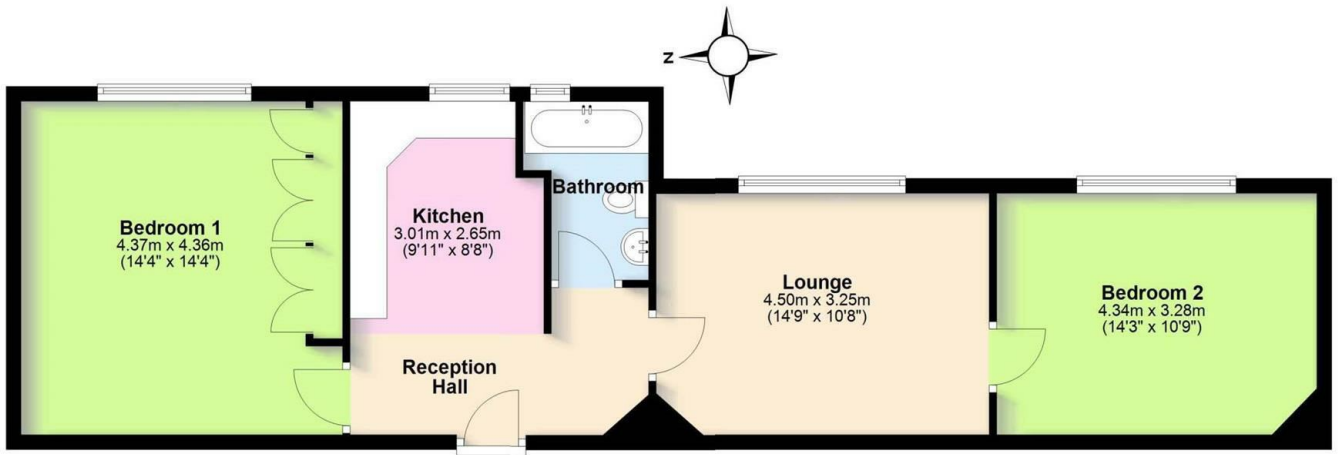


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# Floorplan



Total area: approx. 69.0 sq. metres (742.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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.