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E



Description

We are delighted to offer to the market this beautifully presented top floor apartment, complete and ready to go. This wonderfully presented one bedroom apartment is situated in a location that first time buyers, BTL investors and travelling commuters could dream of. Only 0.4 miles away or an 8 minute walk to Worthing station, perfectly situated for in and out of Worthing travel! Precisely 3 minute drive or 18 minute walk to the town centre and beach! Boasting a broad spectrum of social and business life, everything from top end restaurants and a lively atmospheric night life.

Situated very close to a lot of pre/middle and high schools: Davisons C.O.E girls school with an outstanding Ofsted rating, Worthing High School with a good Ofsted rating and Bohunt School with a good Ofsted rating. With the National South Down walk and 2 championship golf course situated at the top of Worthing entices sporting and leisurely activities and eight gyms are located within a 5 mile radius of this property, making health and fitness very accessible to all that indulges.

Fully fitted kitchen and with exceptional storage, this property really does have the practicality of brilliant first time buy or great return for a landlord, even a perfect stop gap for property progression. Buy to Let investors will make a great return due to all the features and benefits that this property has to offer.

Key Features

- Top Floor Flat
- Modern Kitchen Area
- Dual Aspect Living Room
- Council Tax Band - A
- Large Double Bedroom
- Refurbished Bathroom
- Double Glazed Throughout
- EPC Rating - E



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Communal entrance with electronic entry security system. Solid oak front door into:

Entrance Hall

With shelving and coat hooks. Stairs to:

Upper Landing

With radiator and phone entry system.

Lounge/Kitchen

3.31 (max) x 4.76 (10'10" (max) x 15'7")

Dual aspect windows with blinds, radiator, wall and base units, integrated oven with four ring electric hob and overhead extractor, integrated fridge/freezer, space for washing machine, basin and drainer, eaves storage.

Bedroom

2.72 (max) x 5.23 (8'11" (max) x 17'1")

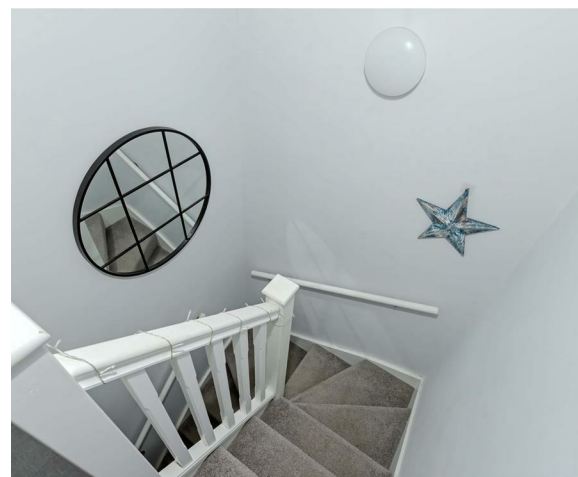
Triple aspect double glazed windows with blinds, radiator, eaves storage cupboard.

Bathroom

Double glazed velux window, eaves storage, heated towel rail, spotlights, extractor fan, bath and shower screen with wall mounted controls and shower, tiled splashback, WC, basin and vanity unit.

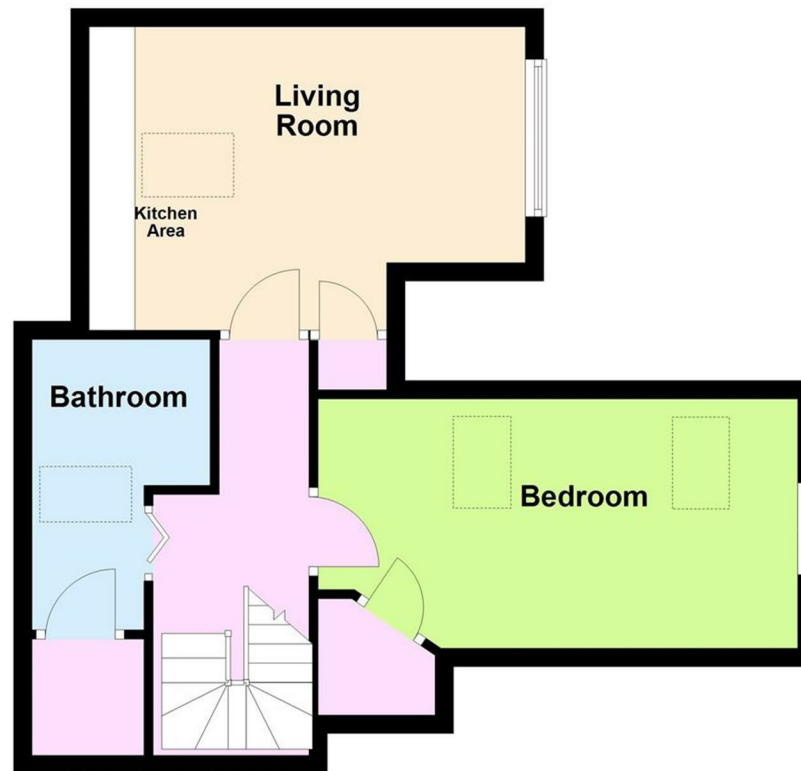
Tenure

Leasehold with approximately 94 years remaining on the lease. Annual maintenance charge - £1200 which includes ground rent and building insurance.

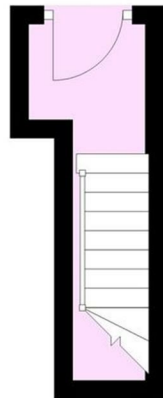


Floor Plan King Edward Avenue

Floor Plan
Approx. 44.6 sq. metres (480.5 sq. feet)



Floor Plan
Approx. 3.6 sq. metres (38.5 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 sq. feet)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(17-54) D			
(9-38) E			
(1-16) F			
(1-16) 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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