



## Stoke Abbott Road, Worthing

Offers Over  
£160,000  
Leasehold

- Purpose Built Flat
- Spacious Lounge
- South Facing Balcony
- Fully Rewired
- New lease On Completion
- Two Bedrooms
- Modern Kitchen
- Double Glazing Throughout
- Council Tax Band - A
- EPC Rating - TBC

We are delighted to offer to the market this attractive art deco first floor flat, ideally situated in the heart of Worthing town centre, close to local shopping facilities, restaurants, schools, parks, bus routes and the mainline station. Accommodation comprises an entrance hallway, a spacious lounge, a recently refitted kitchen, two bedrooms and a bathroom. Other benefits include a south facing balcony, being fully rewired and having double glazing throughout.

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**Robert  
Luff & Co**  
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## Accommodation

Double glazed front door to:

### Lounge 13'9" x 9'10" (4.21 x 3.02 )

Double glazed windows and door to south facing balcony. Decorative art coving. Storage cupboard housing water tank and shelving.

### Kitchen

Wall, base and drawer units. Integrated oven and four ring electric hob. Part tiled walls. Space for white goods. Basin and drainer. Double glazed window.

### Bathroom

Double glazed frosted window. Bath with shower attachment. Low level flush WC. Storage cupboard with shelving. Part tiled walls.

### Bedroom One 13'9" x 8'4" (4.21 x 2.55)

Double glazed windows and door to south facing balcony. Built-in storage cupboard.

### Bedroom Two 11'7" x 6'7" (3.54 x 2.03)

Electric heater. Double glazed window. Decorative art coving.

### Tenure

Leasehold with a new lease upon completion  
Annual Maintenance Charge - £2,032  
Annual Ground Rent - £100



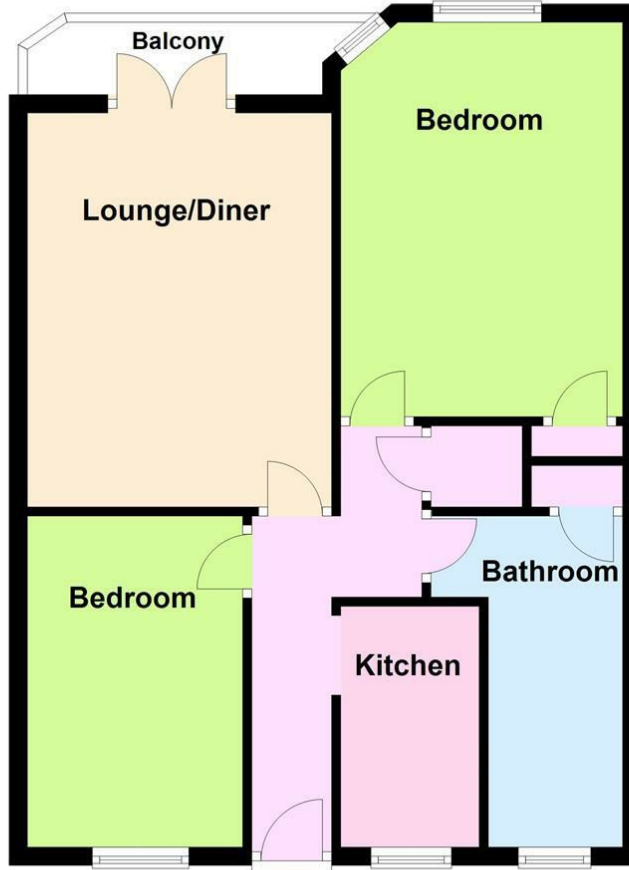
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### Floor Plan

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		38	
(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.