



## Portland Road, Worthing

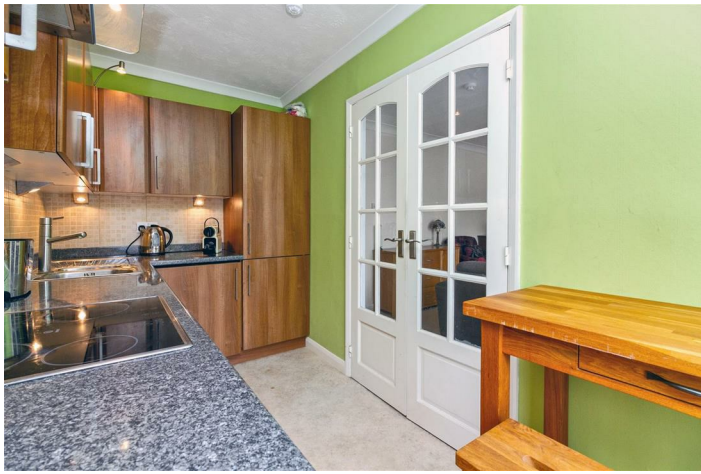
Offers In Excess Of  
£160,000  
Leasehold

- Converted First Floor Flat
- Double Bedroom
- Tidy Finish Throughout
- Bay Fronted Living Room
- Long Lease
- Central Worthing Location
- NO FORWARD CHAIN
- Council Tax Band - A
- EPC Rating - D

We are delighted to offer to market this well-presented converted first floor flat ideally situated in this town centre location with local shops, schools, parks, restaurants, the beach, bus routes and the mainline station all nearby. Accommodation comprises an entrance hallway, a bay-fronted living room with feature fireplace, a re-fitted kitchen, a double bedroom and a modern bathroom. Other benefits include being fully rewire, having a long lease and NO FORWARD CHAIN.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Communal entrance hall with private front door leading to;

### Entrance Hall

Intercom, thermostat.

### Living Room 14'7" into bay x 12'9" (4.45 into bay x 3.89 (4.44 x 3.88))

Sash bay window to front aspect with radiator below, TV point, telephone point.

### Re-Fitted Kitchen 11'0" x 11'0" (3.35 x 3.35)

Sash window, range of wood fronted wall and base units, one and half bowl stainless steel sink inset to worktop with mixer tap, four ring electric hob with electric oven and extractor hood above, integrated fridge freezer, washing machine and dishwasher, radiator, tiled splash back.

### Bedroom One 10'0" x 7'8" (3.05 x 2.34)

Sash window, radiator, airing cupboard, electric heater / boiler.

### Bathroom

Frosted window, panel enclosed bath with mixer tap and over bath shower with folding shower screen, low level flush w/c, pedestal wash hand basin, tiled splash back.

### Tenure

Leasehold with approximately 113 years remaining on the lease.

Ground Rent - £60 per year

Maintenance - £1,662.50 per year

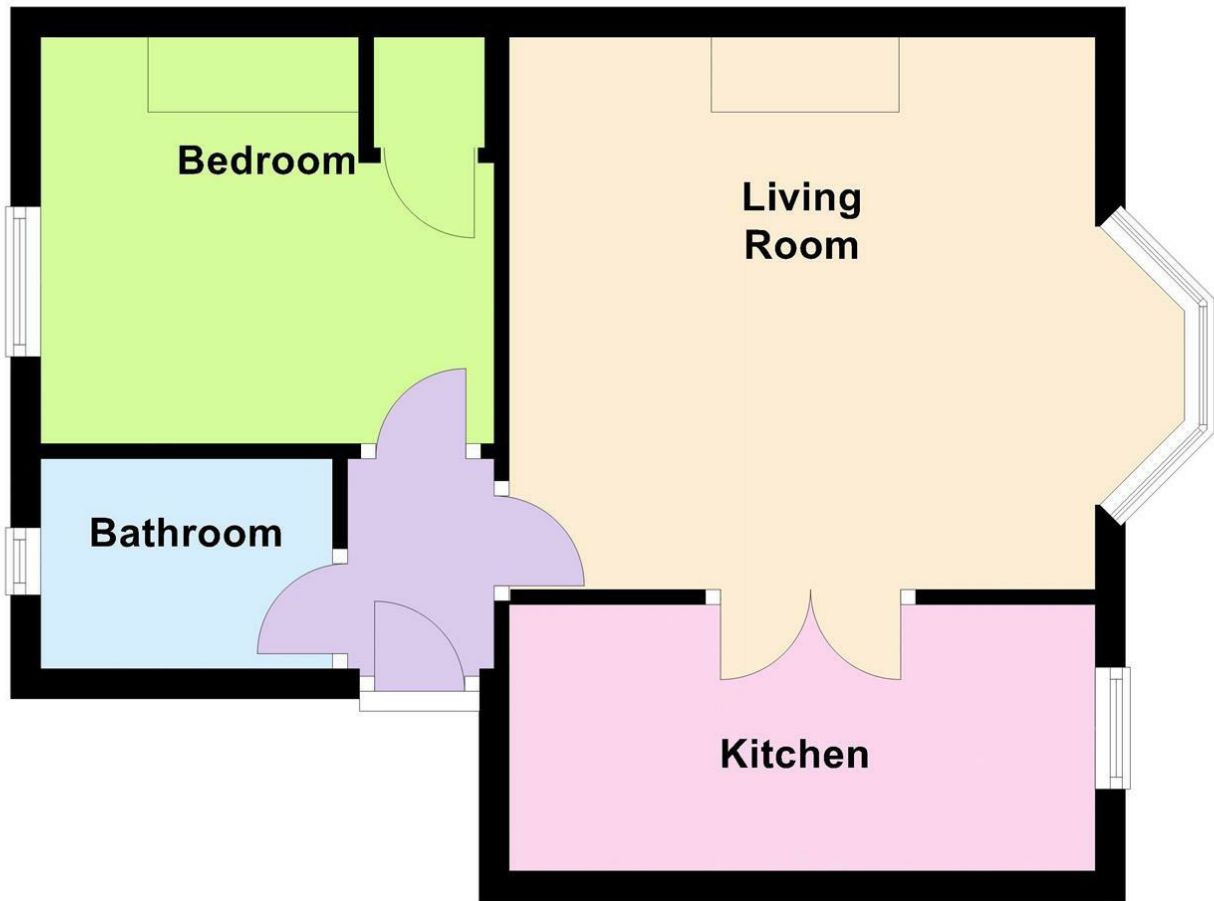


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# Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.