



Madeira Avenue, Worthing

Price
£185,000
Share of Freehold

- First and Second Floor Maisonette
- Bay Fronted Lounge
- Refitted Bathroom
- Large Loft Space
- One Double Bedroom
- Refitted Kitchen
- Share of Freehold
- Council Tax Band A

We are delighted to offer to the market this spacious first and second floor maisonette, ideally located in a popular East Worthing area, just a 2 minute walk from the beach and Splash Point Leisure Centre. There are many trendy cafes and restaurants within easy walking distance including Coast, Crabshack and The Flour Pot Bakery, as well as being closer to the pier. Accommodation comprises of bay fronted lounge, refitted kitchen, bedroom and refitted bathroom.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Stairs

Front door leading to:

Entrance Hall

Electric heater, cupboard housing electric meter and shelving, further floor to ceiling storage cupboards.

Lounge 15'8" x 11'8" (4.78 x 3.58)

High ceilings, laid wood flooring, feature fireplace, electric heating, TV point, telephone point.

Kitchen 9'8" x 4'5" (2.95 x 1.35)

A range of matching high gloss wall and base units, worktop incorporating sink with mixer tap, electric oven, integrated electric hob, space for fridge/freezer, plumbing for washing machine, coving, double glazed sash window.

First Floor Landing

Stairs leading to second floor.

Bedroom One 10'5" x 10'4" (3.18 x 3.15)

Double glazed sash window, built in wardrobes, electric heater and loft hatch leading to large storage space.

Bathroom

Panel enclosed bath with mixer tap, electric shower, pedestal hand wash basin with mixer tap, dual button flush WC, frosted double glazed window, heated towel rail, part tiled walls, extractor fan.

Tenure

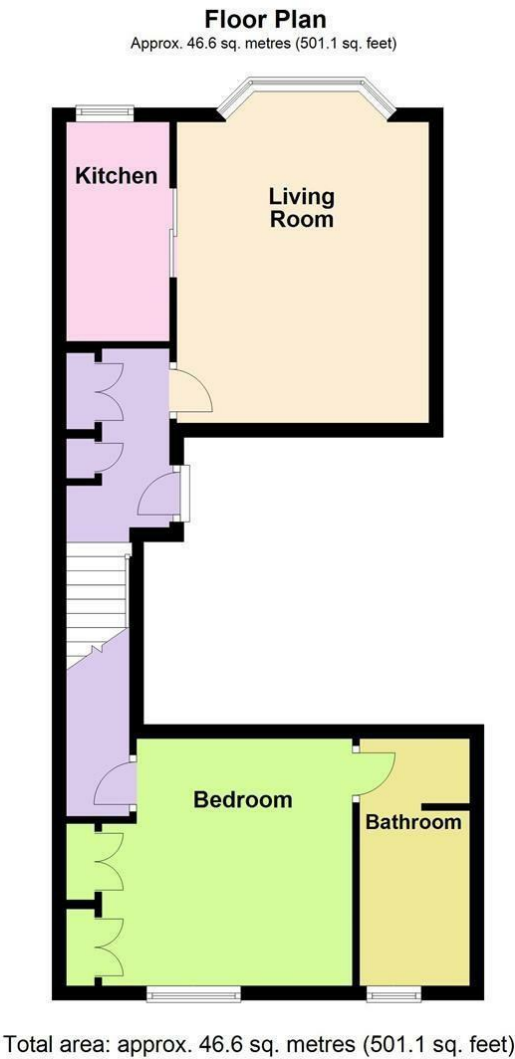
Share of Freehold



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

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



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		
(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 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.