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E



## Description

Robert Luff and Co are delighted to offer to the market this ground floor flat, situated in the heart of Worthing Town centre, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers a private entrance, double bedroom and south facing lounge/dining room, fitted kitchen and shower room. The property also benefits from a south facing communal garden.

## Key Features

- Ground Floor Leasehold Flat
- Modern Kitchen
- South Facing Communal Garden
- Council Tax Band A
- Private Entrance
- South Facing Lounge/Dining Room
- EPC Rating E
- No Onward Chain



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Robert  
Luff & Co



Double glazed front door to:

#### **Hallway**

Coving, storage cupboard, electric meters, throughway to:

#### **Lounge**

**3.63 x 3.45 (11'10" x 11'3")**

Southerly aspect double glazed window, dimplex wall mounted heater, view of the communal ? gardens.

#### **Kitchen**

**2.56 x 1.73 (8'4" x 5'8")**

Modern fitted kitchen with shaker style light coloured units with wood effect working surfaces incorporating a stainless steel sink with mixer tap, space and

plumbing for washing machine, electric oven, four ring hob and space for fridge, metro brick tiling and double glazed window.

#### **Bedroom**

**2.44 x 3.51 (8'0" x 11'6")**

With dual aspect double glazed windows, wall mounted dimplex heater, coving.

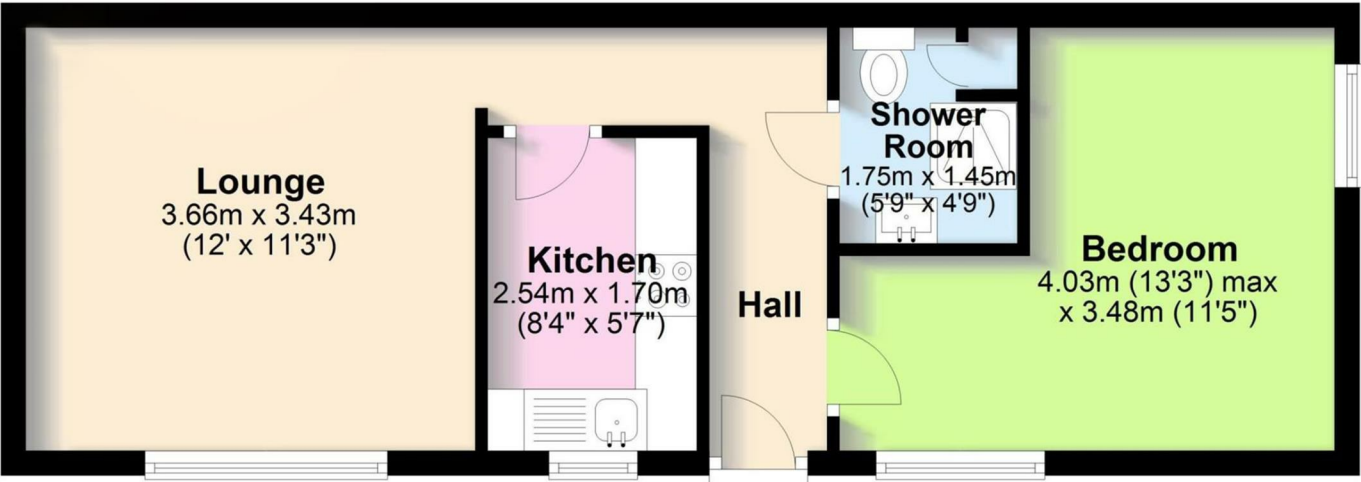
#### **Shower Room**

With shower cubicle with sliding door, fitted shower with rainfall head and separate attachment, low flush WC, basin set in vanity unit with mixer tap, metro tiled walls and cupboard with enclosed water heater.

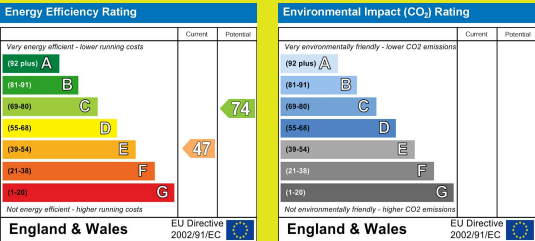
#### **Tenure**

Leasehold - current lease being extended so will have approx 182 years remaining

Floor Plan Winchester Road



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.



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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