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C



Description

We are delighted to offer this well presented ground floor flat in a beautiful art deco building, ideally situated yards from the beach with sea views, local shops, schools and mainline station nearby. Accommodation offers entrance hall, lounge, kitchen, two double bedrooms and an Art Deco bathroom. The property also benefits from residents' parking, water/heating is included in the maintenance cost and is chain free.

Key Features

- Ground Floor Apartment
- Beautiful Art Deco Building
- Residents Parking
- EPC Rating C
- Two Double Bedrooms
- Sea Views
- Council Tax Band A
- Chain Free





Communal Entrance

Period Art Deco communal entrance way to communal hallway. Front door to:

Entrance Hall

With radiator, airing cupboard with slatted shelves and door to:

Lounge

4.87 x 3.20 (15'11" x 10'5")

With double glazed west facing windows and sea views, radiator, attractive art deco coving, period fire surround, laid wood effect floors and four wall light points.

Kitchen

3.01 x 2.69 (max) (9'10" x 8'9" (max))

A range of white wall and base units, roll top wood effect working surfaces, stainless steel sink with mixer tap, electric oven with four ring hob and extractor fan over, further appliance space, tiled splashbacks, double glazed window and double glazed door to rear access and residents' parking area, recess area with appliance space and window.

Bedroom One

4.09 x 3.78 (13'5" x 12'4")

With westerly aspect double glazed window with sea views, radiator, period coving and four wall light points.

Bedroom Two

3.08 x 3.05 (10'1" x 10'0")

With a range of matching furniture including wardrobes, dressing table with drawers and further storage cupboards, double glazed window and radiator.

Bathroom

Art Deco period bathroom with art deco tiling incorporating a mirror, panel enclosed enamel bath, period style toilet, basin with mixer tap set in vanity unit, heated towel rail and frosted double glazed windows.

Resident Parking

Communal parking area.

Storage Unit

4.01 x 1.58 (13'1" x 5'2")

Lower ground floor storage unit.

Leasehold

109 years remaining.

Maintenance and Ground Rent

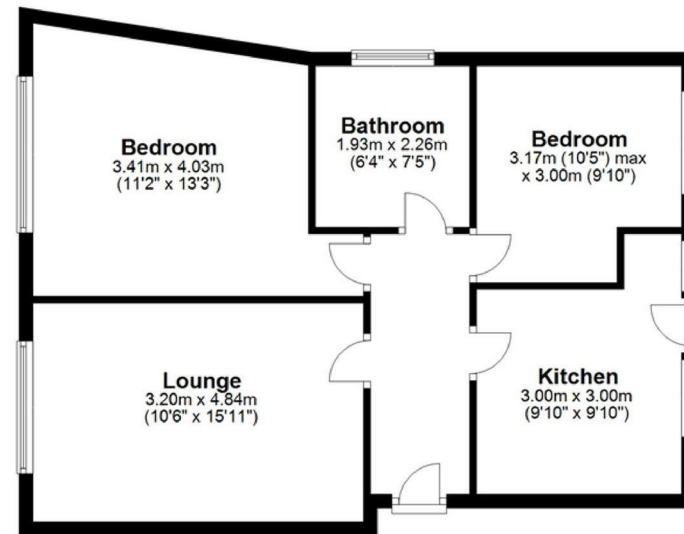
Ground Rent - £100 per annum
Maintenance - £1500 (approx) every six months which includes hot water and heating - last six months was £1571
Sinking Fund - £700 (approx) every six months - last six months was £986



Floor Plan Brighton Road

Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
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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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co