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Description

Robert Luff & Co are pleased to present this well presented top floor apartment situated in the heart of Worthing with shops, restaurants, seafront and bus routes nearby.

Accommodation offers an open plan modern kitchen/living room, two double bedrooms and a modern bathroom. The property also benefits from vaulted ceilings and double glazing.

Key Features

- Top Floor Apartment
- Open Plan Kitchen/Living Space
- Modern Bathroom
- Double Glazing
- Two Double Bedrooms
- Modern Kitchen
- Town Centre Location
- Vaulted Ceilings



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Lift and stairs to the top floor, video entry system and door to:

Spacious L-Shape Hallway

Double opening doors to a utility cupboard with space and plumbing for washing machine, hot water tank, double glazed window with westerly views, downlighters, wood effect laid flooring.

Open Plan Kitchen/Lounge

5.79m x 6.10m (19'45 x 20'14)

Two double glazed sash style windows to the front, electric heater, tv point, downlighters, attractive vaulted ceilings and wood effect flooring. The kitchen has a range of matt black fronted wall and base units with roll top working surfaces incorporating a stainless steel sink with mixer tap, four ring electric hob with glass splashback and extractor fan over, Bosch electric oven, integrated fridge/freezer, integrated dishwasher and wood effect flooring.

Bedroom One

3.73m (max into recess) x 3.56m (12'3 (max into recess) x 11'8)

Double glazed sash style window with excellent roof top views of Worthing, vaulted ceiling, wall mounted electric heater and tv point.

Bedroom Two

4.67m x 2.44m (15'4 x 8'47)

Wall mounted electric heater, double glazed window with westerly aspect and vaulted ceilings.

Bathroom

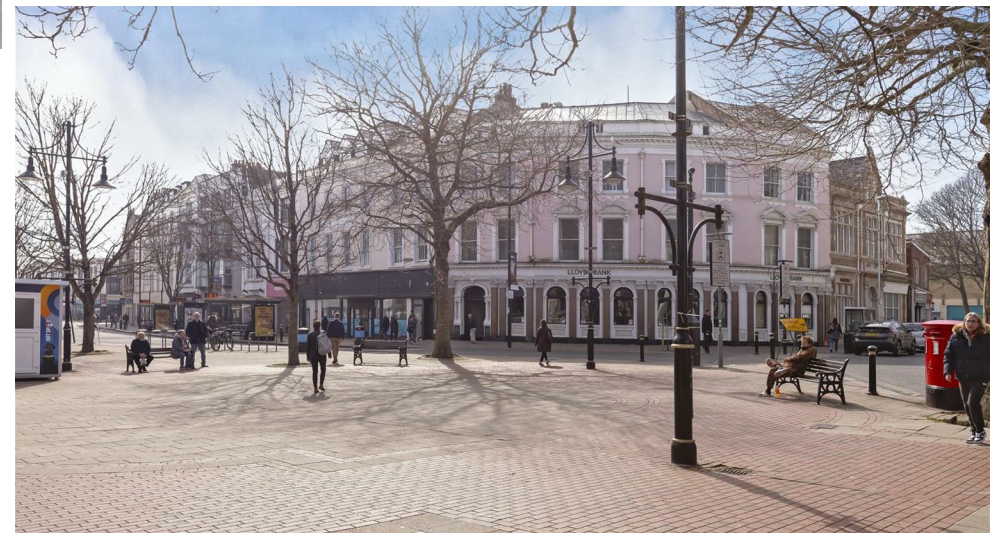
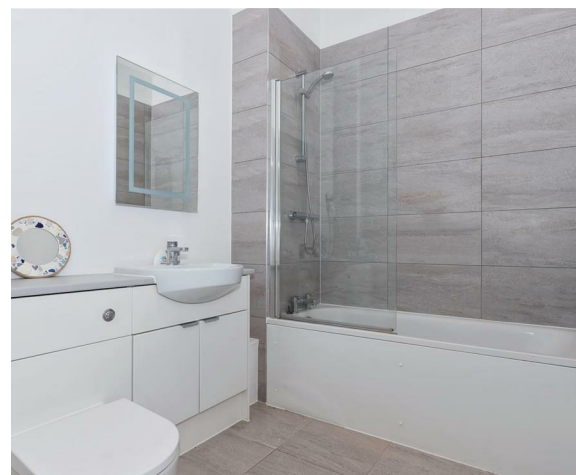
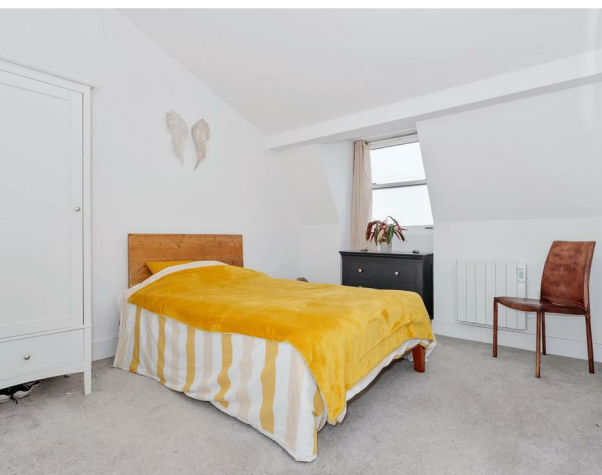
Panel enclosed bath with mixer tap, fitted over bath shower with screen, basin with mixer tap set in vanity unit, low flush WC, tiled floor, tiled splashbacks, downlighters and underfloor heating.

Tenure

Leasehold

Remainder of 999 year lease.

Service charge is currently £160 per annum.

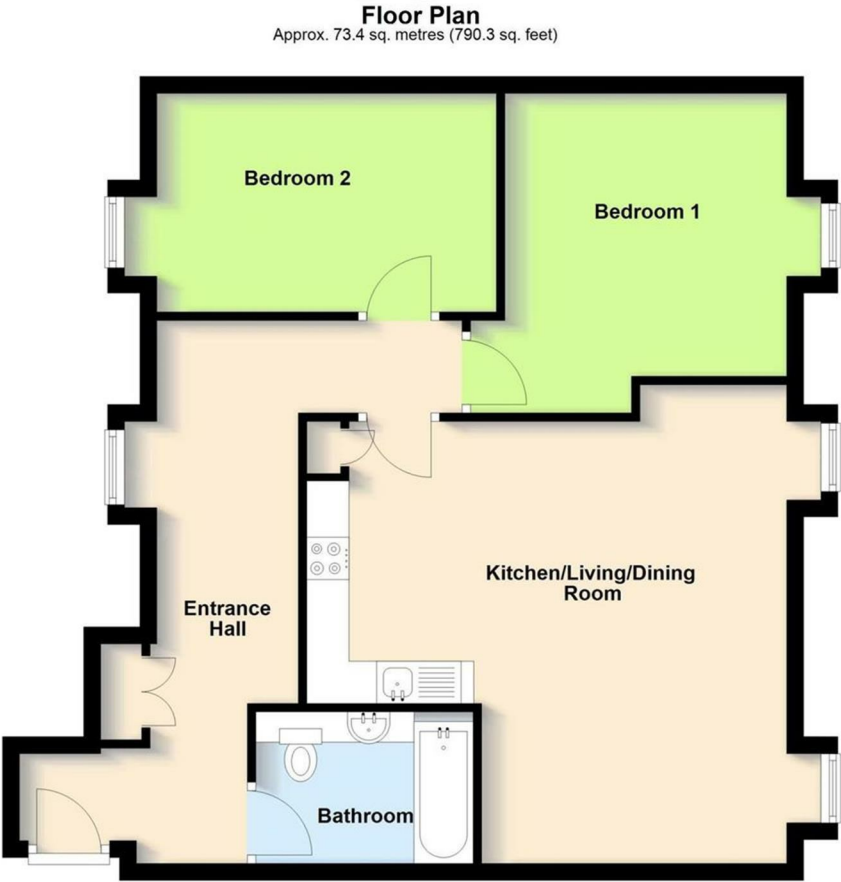


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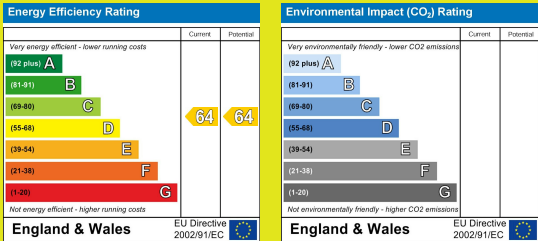
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Floor Plan South Street



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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