



1



2



1



Description

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, first floor apartment set within this iconic building, yards from the mainline station with town centre shops, restaurants, parks, bus routes and the beach all nearby.

Accommodation offers entrance hall, beautiful lounge area opening through into a modern kitchen, two double bedrooms and beautifully finished family bathroom. Other benefits include double glazing, gas fired central heating, a long lease and no chain.

All the apartments are sold with a 10 year NHBC new home warranty.



Key Features

- Newly Converted First Floor Apartment
- Yards from Mainline Station
- Open Plan Kitchen/Lounge/Dining Room
- Double Glazing
- No Chain
- Two Double Bedrooms
- 10 Year NHBC New Home Warranty
- Gas Fired Central Heating
- Long Lease



robertluff.co.uk

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

Robert
Luff & Co



Private front door with spy hole leading into:

Entrance Hall

Oak effect flooring throughout, wall mounted entry phone, wall mounted digital thermostat, skimmed ceiling with smoke alarm and spotlights. Door leading into:

Kitchen/Lounge/Dining Room

7.48 (max) x 3.40 (24'6" (max) x 11'1")

Oversized newly fitted double glazed sash windows to front enjoying beautiful views of the South Downs, oak flooring throughout, radiator, tv point, telephone point, built in cupboard housing electric box, further built in cupboard housing combi boiler providing storage, space for formal dining table and chairs, and living area with further double glazed window to side aspect. The kitchen offers single stainless steel sink unit with chrome mixer tap and drainer inset to a marble effect roll top work surface, matching matt wall and base units with built in eye level oven with four ring hob and stainless steel extractor above, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, matching marble effect splashback, skimmed ceiling with spotlights.



Bedroom One

4.24 x 2.82 (13'10" x 9'3")

Two double glazed windows to rear aspect, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

Bedroom Two

4.51 x 2.82 (14'9" x 9'3")

Double glazed window to side aspect, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

Newly Fitted Bathroom

Fully tiled floor, tiled enclosed bath with designer chrome mixer tap, shower attachment and glass screen, low level flush WC, wash hand basin inset to vanity unit below with matching chrome designer mixer tap, wall mounted chrome heated towel rail, part tiled walls with feature mirrored insert, skimmed ceiling, extractor fan and spotlights.

Tenure

Leasehold - 125 years

Ground Rent & Maintenance - TBC

Floor Plan Northcourt Road



Total area: approx. 57.9 sq. metres (623.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.