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Description

Robert Luff & Co are delighted to offer to the market this beautifully presented, newly refurbished one bedroom ground floor flat situated in the heart of Worthing close to town centre shops, restaurants, the seafront, bus routes and mainline station.

Accommodation offers entrance hall, kitchen, lounge, one double bedroom and a shower room. Other benefits include off road parking plus high ceilings, original features and high specification throughout.

Key Features

- Ground Floor Flat
- One Double Bedroom
- Shower Room
- EPC Rating - D
- Leasehold
- Off Road Parking
- Newly Refurbished Throughout
- High Ceilings Throughout
- Council Tax Band - A



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Robert
Luff & Co



Front Door
Opening into:

Entrance Hall
Exposed varnished original wood floorboards. Hive thermostat control.

Lounge
5.10 into bay x 4.44 (16'8" into bay x 14'6")

Exposed varnished original wood floorboards. Original skirting boards. Traditional fireplace with hearth and surround. Two vertical radiators. Coving. Original sash cord bay window.

Kitchen
2.87 x 1.60 (9'4" x 5'2")
A range of soft closing grey fronted base and wall units including drawers. Solid oak work surface incorporating basin with drainer. Bosch electric oven with four ring gas burner and built in extractor fan over. Bosch integrated washing machine and fridge/freezer. Soft closing white wall units with down lighting. Coving. Exposed varnished original wood floorboards. South facing window.

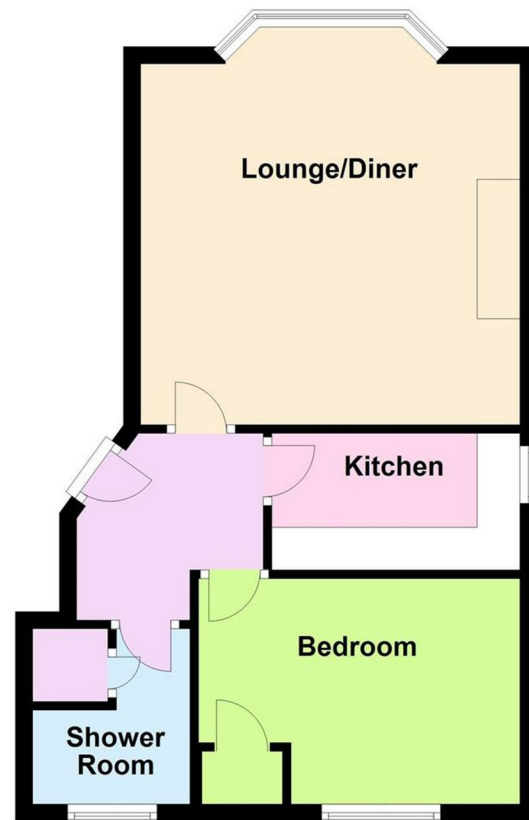
Bedroom
3.82 max x 2.63 max (12'6" max x 8'7" max)
Traditional radiator. Built in cupboard with shelving. Coving. Original sash cord window.

Shower Room
2.39 x 1.07 (7'10" x 3'6")
Corner shower cubicle with wall mounted shower and separate attachment. Wash hand basin set in vanity unit. WC. Part tiled walls with Herringbone finish. Tiled floors. Storage cupboard. Wall lights. Mirror with de-mist function and lighting. Original window.

Parking
To the rear

Tenure
Leasehold - 123 years remaining
Maintenance - £1858 per annum
Ground Rent - £125 per annum

Floor Plan Grafton Road



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

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