



1



1



1



D



Description

We are pleased to offer to the market this one bedroom converted ground floor flat in the heart of the Heene district, yards from the seafront with shops and mainline station nearby.

Accommodation offers a large communal hallway with original features, a substantial sized lounge/diner opening out onto a private south facing terraced area overlooking the stunning private communal grounds. The property also benefits from a large double bedroom, a basement for storage with power and lighting, kitchen with south facing double glazed windows, bathroom and share of the freehold with the remainder of a 999 year lease.

Key Features

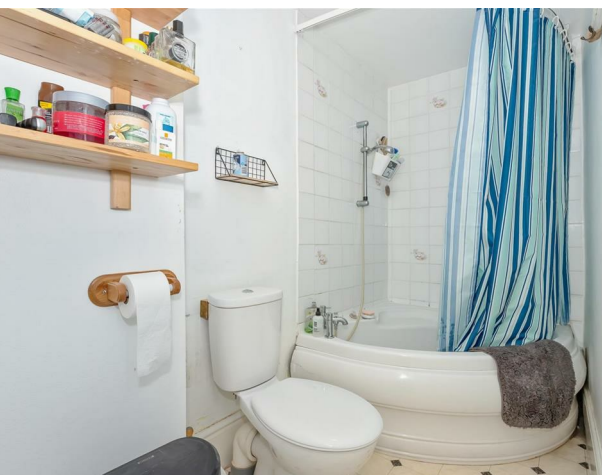
- Ground Floor Flat
- South Facing Terrace
- Basement with Power & Light
- Close To the Seafront
- EPC - TBC
- Spacious Lounge/Diner
- Communal Gardens
- Remainder of 999 Year Lease
- Council Tax Band B



robertluff.co.uk

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

Robert
Luff & Co



Communal Hallway

Communal door leading to private front door.

Hallway

Power, original wood floorboards and ceiling light.

Lounge/Diner

6 x 5.93 (19'8" x 19'5")

Original wooden floorboards, fireplace with tiled hearth, alcoves with storage, high ceilings, multiple power points and door leading to south facing sun terrace.

Private Sun Terrace

6.31 x 2.25 (20'8" x 7'4")

South facing with views overlooking south facing communal garden.

Inner Hallway

Radiator, archway, shelving and hanging space with door leading into:

Kitchen

2.66 x 1.85 (8'8" x 6'0")

A range of cream wall and base units with wooden work surfaces, tiled splashback, electric oven, induction hob, shelving, cupboard housing boiler, space for dishwasher, washing machine and fridge/freezer, ceiling light and double glazed windows overlooking south facing garden.

Bedroom One

2.74 x 4.23 (8'11" x 13'10")

Double glazed window, radiator, internet point, power points, ceiling spotlights and storage cupboard.

Bathroom

3.55 x 2.04 (11'7" x 6'8")

Vinyl flooring, low level sink, mirror, towel rail, radiator, bath with overhead shower, low level flush WC, shelving and ceiling lights.

Basement

With power, lighting, storage and drainage system.

Communal Garden

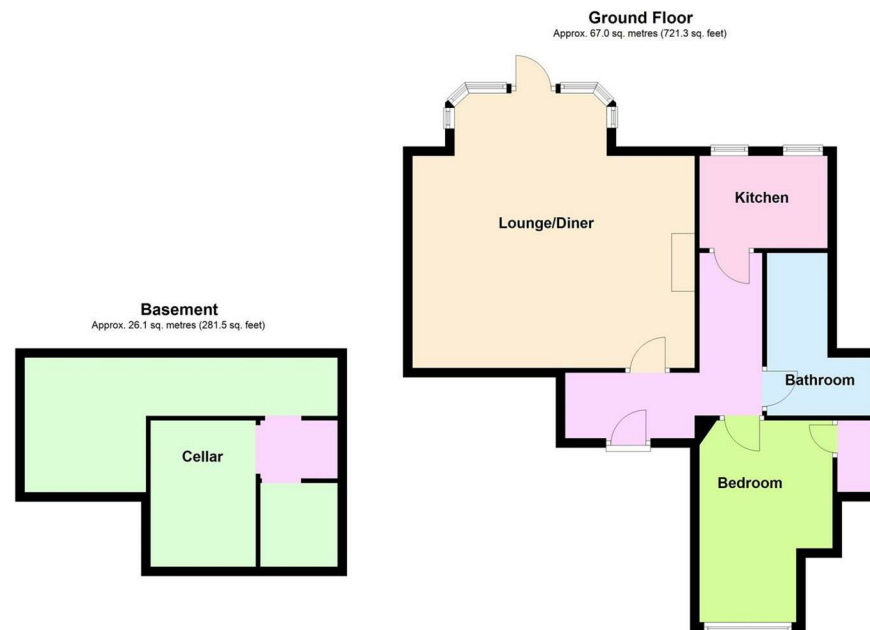
Patio area with seating, borders, shrubs and a south facing lawn with enclosed brick wall.

Tenure

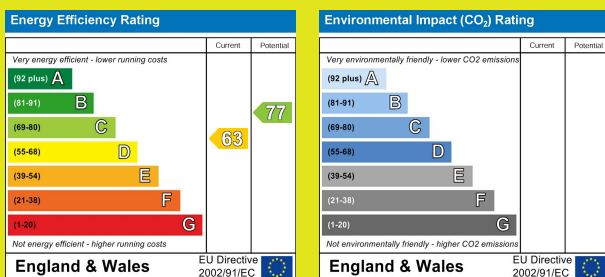
Share of Freehold
Remainder of 999 year lease
Service Charge/Maintenance:
£126 per month.



Floor Plan Bath Road



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)



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