



1



2



1



C





## Description

We are delighted to offer to the market this beautifully presented first floor flat, ideally situated in this sought after West Worthing location with local shops, restaurants, bus routes, local parks and mainline station, beach all nearby.

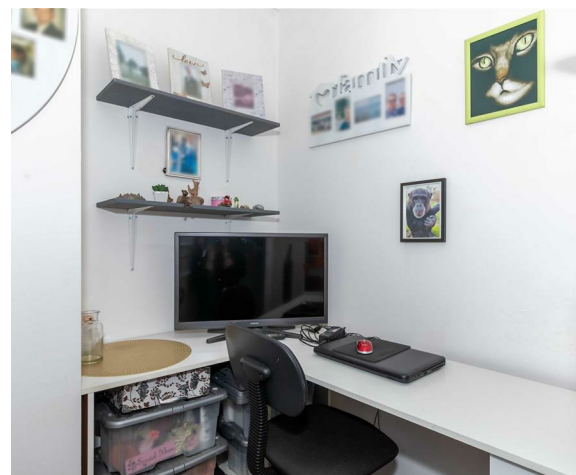
Accommodation offers modern kitchen, lounge, two double bedrooms, a study and a modern bathroom. The property also benefits from double glazing, gas fired central heating, a west facing balcony and off road parking.

## Key Features

- Beautifully Presented First Floor Flat
- New Modern Kitchen
- Study
- Off Road Parking
- Two Double Bedrooms
- New Modern Bathroom
- West Facing Balcony
- Council Tax Band C







### Communal Hallway

Lift and stairs to first floor.

### Hallway

Cloak cupboard and further cupboard housing condensing tumble dryer and radiator.

### Kitchen

**3.19 x 2.84 (10'5" x 9'3")**

Double aspect windows facing south and east, white gloss storage units, electric cooker, Beko electric hob, extractor fan, radiator and white sink with drainer and gas meter below.

### Lounge

**5.35 x 3.79 (17'6" x 12'5")**

Radiator, wi-fi booster, tv point and west facing door onto balcony.

### Bedroom One

**3.62 x 3.19 (11'10" x 10'5")**

East facing double glazed window, storage cupboard and radiator.

### Bedroom Two

**3.49 x 3.17 (11'5" x 10'4")**

Double glazed east facing window, radiator and two storage cupboards.

### Study

**1.63 x 1.56 (5'4" x 5'1")**

Power point and plumbing to reinstate as a WC, if required.

### Bathroom

Low level flush WC and wash hand basin inset to vanity unit, heated towel rail, walk in electric shower and shaving point.

### Garage

With up and over door.

### Parking

Residential parking with two communal visitor parking spaces on first come first served basis.

### Tenure

Leasehold with 147 years remaining.  
Maintenance £2100 per annum (includes Ground Rent)

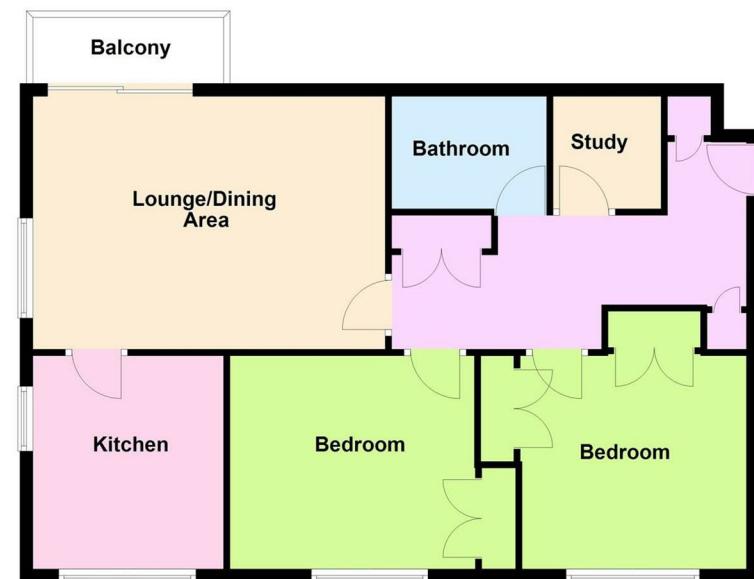




## Floor Plan Downview Road

### Ground Floor

Approx. 79.5 sq. metres (855.8 sq. feet)

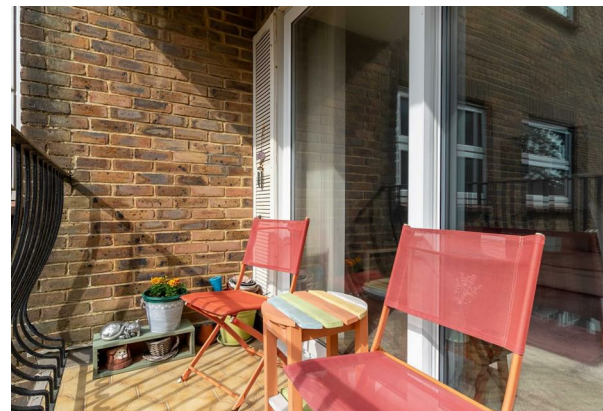


Total area: approx. 79.5 sq. metres (855.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



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