



Offers In Excess Of  
£170,000  
Leasehold

## Salisbury Road, Worthing

- First Floor Flat
- One Double Bedroom
- Off-Road Allocated Parking
- Town Centre Location
- Modern Kitchen & Bathroom
- EPC Rating - E
- NO CHAIN
- Council Tax Band - A

We are delighted to offer to the market this well-presented first floor one bedroom flat ideally situated just minutes from Worthing town centre, with its array of shops and restaurants and not forgetting the beach. Benefits of the property include one double bedroom, a modern fitted kitchen with fitted cooker and hob, a spacious living room and a modern bathroom. Other benefits include allocated off-road parking and being CHAIN FREE.

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**Robert  
Luff & Co**  
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## Accommodation

Communal front door accessed via entry phone. Stairs leading up to first floor landing. Private front door leading into entrance hallway. Door to:

### Living Room

Double glazed bay window to front. Two radiators. Tv point. Picture rail. Original decorative coving. Skimmed ceiling.

### Kitchen

Double glazed window to front aspect. Single stainless steel sink unit with chrome mixer tap and matching drainer. Roll top work surfaces with matching range of wall and base units. Built in oven. Four ring gas hob. Space for all appliances. Part tiled walls. Skimmed ceiling.

### Bedroom One

Double glazed window to side aspect. Radiator. TV point. Space for wardrobes. Picture rail. Decorative coved and beamed ceiling.

### Bathroom

Double glazed frosted sash window to side aspect. Panel enclosed bath with electric shower over and screen. Low level flush WC. Pedestal wash hand basin with matching chrome taps. Chrome heated towel rail. Extractor fan. Coved ceiling.

### Outside

Allocated off-road parking. Driveway to side leading to rear car park with allocated parking space.

### Tenure

leasehold with approximately 117 years remaining on the lease.

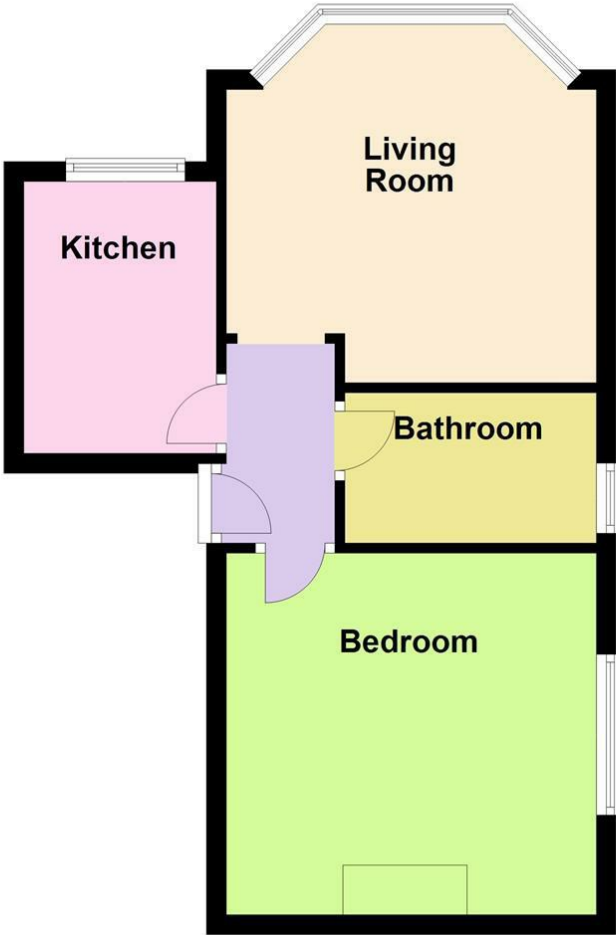


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Floor Plan



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		54	64
		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.