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Description

We are delighted to offer to the market this beautifully presented ground floor apartment in the heart of Worthing Town centre, close to local shopping facilities, parks, schools, bus routes and mainline station.

Accommodation offers spacious entrance hall, lounge/diner, modern kitchen, two double bedrooms, a family bathroom and separate WC. The property also benefits from off road parking for two vehicles and a west facing rear garden.



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Gas Fired Central Heating
- Off Road Parking
- Worthing Town Centre
- Private Entrance
- Double Glazing
- West Facing Rear Garden
- Council Tax Band B





Entrance Hall

Private entrance with door to front, double glazed window to side, storage cupboard, cupboard housing meters and radiator.

Kitchen

2.70 x 2.58 (8'10" x 8'5")

Double glazed window to rear and double glazed door to side giving access to the garden, modern fitted kitchen with range of wall and base units, integrated washing machine, integrated fridge, integrated freezer, integrated electric oven and hob with cooker hood, tiled flooring, cupboard housing combi-boiler and sink with drainer.

Lounge/Diner

5.64 x 4.03 (18'6" x 13'2")

Double glazed bay window to front, tv point, phone point, radiator and log burner.

Bedroom One

4.0 x 3.75 (13'1" x 12'3")

Double glazed french doors to rear garden, built in wardrobes and radiator.

Bedroom Two

4.09 x 3.22 (13'5" x 10'6")

Double glazed window to front, radiator and tv point.

Bathroom

2.7 x 1.82 (8'10" x 5'11")

Double glazed frosted window to

rear, tiled floors and part tiled walls, towel rail, panel enclosed bath, single pedestal wash hand basin and shower cubicle.

Separate WC

Double glazed frosted window to rear, dual button WC and tiled floor.

West Facing Rear Garden

Wall enclosed private west facing garden, laid to patio and lawn, gated side access, multiple outdoor power points, storage shed and wooden built pergola.

Driveway

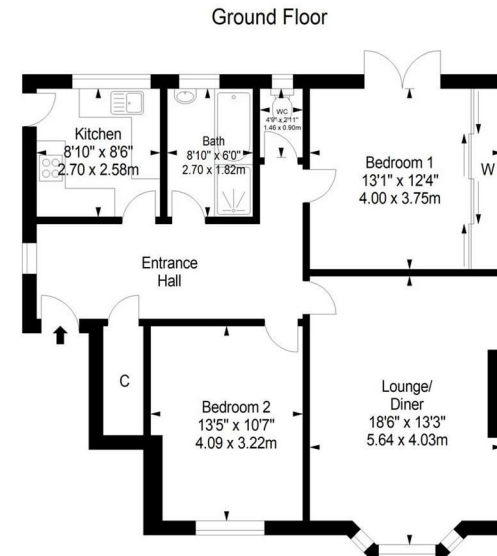
Parking for two vehicles.

Tenure

Share of Freehold



Floor Plan Salisbury Road



Approximate gross internal floor area 81.9 sq m/ 881.6 sq ft
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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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		70	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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