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## Description

We are pleased to present to the market this well presented one bedroom ground floor flat, situated in the popular Heene district, close to the seafront and town centre with the mainline station, shops, parks and bus routes nearby.

Accommodation offers a large double bedroom, a bathroom and a compact kitchen. The property also benefits from original sash windows, low outgoings, a long lease and an allocated parking space



## Key Features

- Ground Floor Flat
- Long Lease
- Allocated Parking Space
- Close to Town Centre & Sea Front
- Lounge/Diner With Original Sash Windows
- Council Tax Band A



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#### **Kitchen**

**2.38 x 1.52 (7'9" x 4'11")**

Laminate flooring, range of wall and base units with wood effect worktops, space for fridge/freezer, space for washing machine, sash window, Worcester combo boiler, stainless steel sink with drainer and ceiling light.

#### **Lounge/Diner**

**4.44 x 2.87 (14'6" x 9'4")**

Carpets, radiator, power points, original sash window, ceiling, light textured ceiling and coving.



#### **Bedroom One**

**4.42 x 3.46 (14'6" x 11'4")**

Carpets, radiator, power points, original sash window, ceiling, light textured ceiling, coving and built in wardrobe.

#### **Bathroom**

**2.30 x 1.38 (7'6" x 4'6")**

Frosted window, extractor fan, low level flush WC, low level sink mirror, bath with overhead shower and heated towel rail.

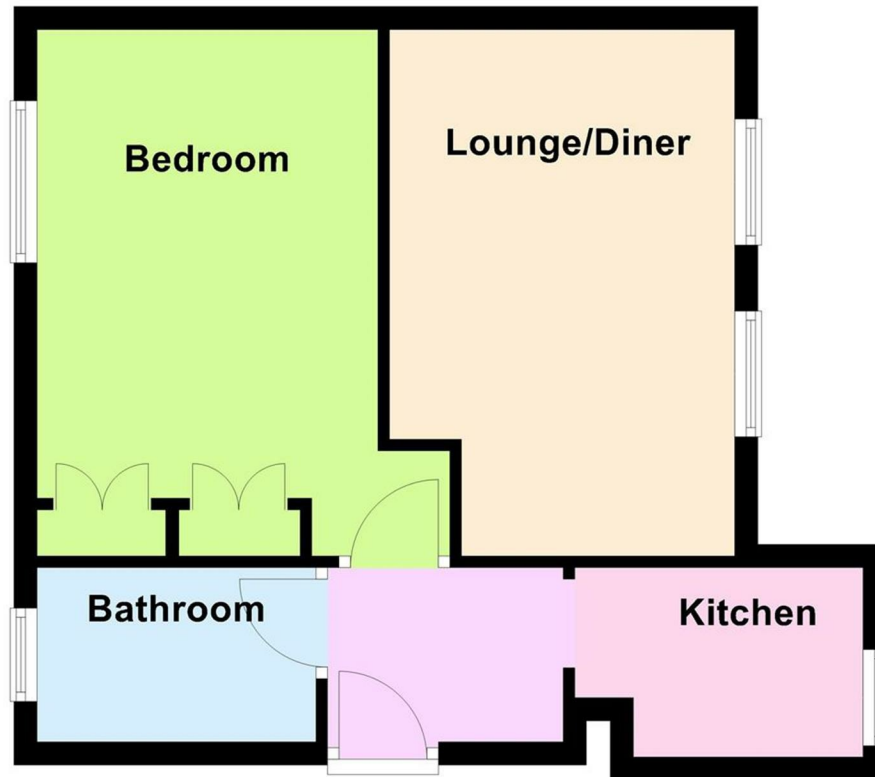
#### **Tenure**

Leasehold - with 141 years remaining.  
Service Charge- £1,237 per annum.

## Floor Plan St. Michaels Road

### Floor Plan

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 39.0 sq. metres (420.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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