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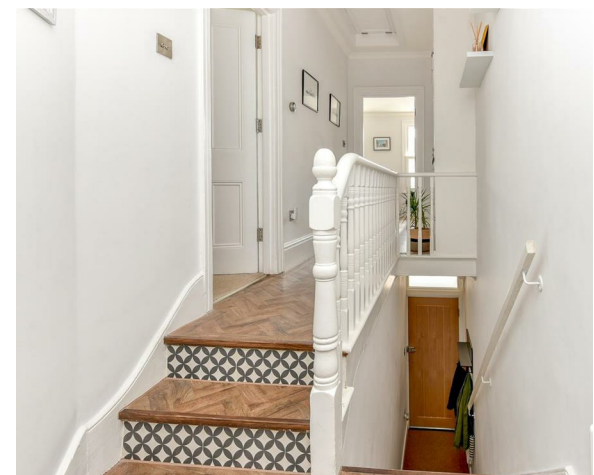
Description

We are delighted to offer to the market this character filled, fully refurbished first floor flat, ideally situated in this favoured West Worthing location just yards from the mainline station offering direct trains to Brighton and London and with local shops, schools and bus routes nearby.

Accommodation offers entrance and first floor landing, bay fronted large lounge/dining room, brand new modern kitchen and bathroom, and two double bedrooms. The property also benefits from a share of the freehold, a private front garden, new herringbone flooring and carpets throughout, a full re-wire and a new heating system.

Key Features

- Character-Filled First Floor Flat
- Two Bedrooms
- New Modern Kitchen
- Complete Re-Wire & New Heating System
- Share Of Freehold
- Favoured West Worthing Location
- Spacious Lounge/Dining Room
- New Modern Bathroom
- Private Front Garden
- Council Tax Band B



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Communal entrance with stairs leading to:

Kitchen/Breakfast Room **3.25 x 3.14 (10'7" x 10'3")**

Brand new herringbone flooring, spotlights, part tiled grey effect walls, stainless-steel sink with mixer tap, marble effect worktops, range of grey wall and base units for storage, integrated Zanussi grill, electric oven, integrated Zanussi four ring induction hob, integrated fridge/freezer, integrated bin store, built-in larder cupboard, space for small dining table and chairs, low level radiator in bay, double glazed west facing window, integrated half size Zanussi dishwasher and Valiant combination boiler (2021).

First Floor Landing

Herringbone flooring, large storage cupboard, large loft hatch with access to loft space, range of spotlights and ceiling light.

Lounge/Diner **5.21 x 4.43 (17'1" x 14'6")**

Original coving, multiple radiators, multiple plug sockets, original sash windows with bespoke fitted shutters, original fireplace with mantel, storage cupboards surrounding fireplace, ceiling light, two wall mounted lights and LVT herringbone flooring.

Bedroom One **3.53 x 3.39 (11'6" x 11'1")**

Newly fitted carpets, large built-in wardrobe with shelving and hanging rails, low level radiator, double glazed window overlooking garden, power points and ceiling light.

Bedroom Two **3.07 x 2.26 (10'0" x 7'4")**

Original sash window, low level radiator, newly fitted carpets, multiple power points and ceiling light.

Bathroom

Newly fitted modern bathroom with low level flush WC, low level sink with built-in vanity unit, wall mounted mirror with light, frosted double glazed window, underfloor heating, rainfall shower over bath, electric heated towel rail, part tiled floor and walls.

Private Front garden

Laid to shingle with space for table and chairs.

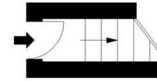
Tenure

Leasehold - Share of Freehold
993 years remaining on the lease.
Maintenance on an as and when basis.

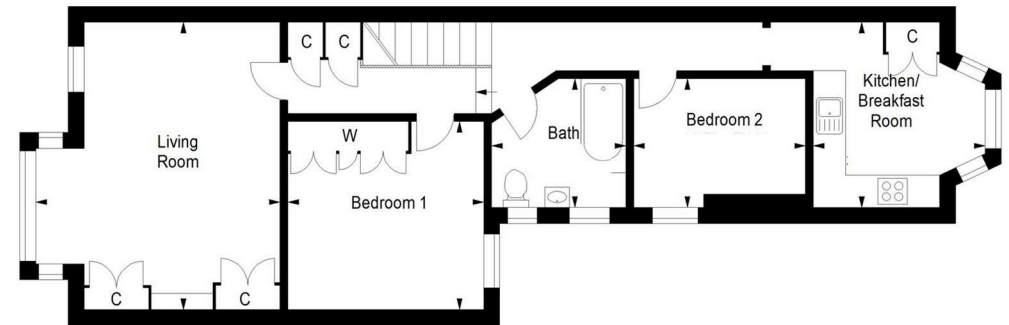


Floor Plan Valencia Road

Ground Floor
Entrance



First Floor



Approximate gross internal floor area 74.2 sq m/ 798.7 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		66	78
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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