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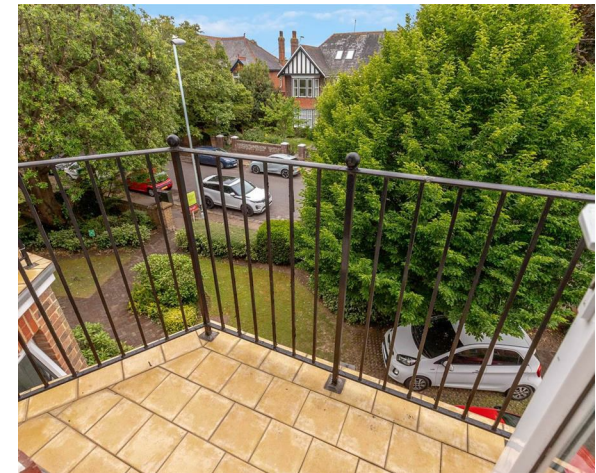
## Description

We are pleased to offer to the market this first floor, two bedroom flat, ideally situated in this sought-after West Worthing location close to local schools, shops, parks, bus routes, and West Worthing station.

Accommodation offers a lounge, kitchen, utility room, two double bedrooms, one with en suite shower room, and a further bathroom. The property also benefits from a west facing balcony, parking and a garage.

## Key Features

- First Floor Flat
- Master With En Suite
- Garage
- Communal Gardens
- Two Double Bedrooms
- West Facing Balcony
- Parking
- Council Tax Band C







### Communal Hallway

Security entry system. Lift and stairs to first floor.

Front door to:

### Hallway

Radiator, loft access, large storage cupboard with coat rail, and entry phone.

### Lounge

**4.63 x 3.04 (15'2" x 9'11")**  
Two radiators with covers, west facing double glazed door onto balcony, tv point and throughway to:

### Kitchen

**3.12 x 2.24 (10'2" x 7'4")**  
West facing double glazed windows, range of white wall and base units, laminate worktops with stainless steel sink with mixer tap and drainer, white tiles, electric hob with extractor fan, electric oven and radiator.

### Utility Space

**1.63 x 0.87 (5'4" x 2'10")**  
Space for washing machine and shelved storage.

### Bedroom One

**4.73 x 2.72 (15'6" x 8'11")**  
Overbed storage with mirrored doors, double glazed window and radiator.

### En Suite Shower Room

Walk in shower, fully tiled walls, white sink and WC set in vanity unit, and extractor fan.

### Bedroom Two (L-Shape)

**4.52 x 2.48 (14'9" x 8'1")**  
Double glazed window and radiator with cover.

### Bathroom

Radiator, white sink and WC inset to vanity unit, bath with overhead shower, extractor fan, tiled walls and pull cord for light.

### Garage

With up and over door with power.

### Parking

Unallocated parking and visitors parking available.

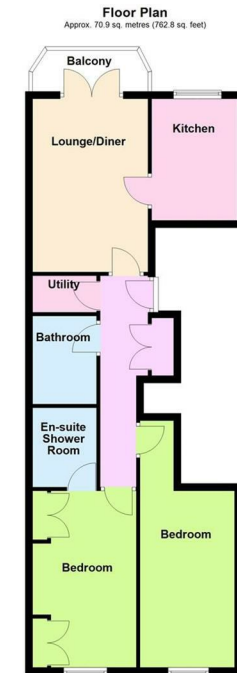
### Tenure

Leasehold  
Service Charge £275 PCM  
(includes Ground Rent)





## Floor Plan St. Botolphs Road



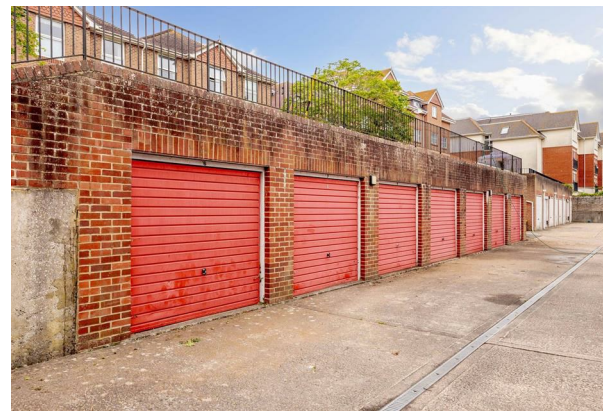
Total area: approx. 70.9 sq. metres (762.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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