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Description

We are delighted to offer to the market this well presented lower ground floor apartment, ideally situated in the heart of Worthing Town Centre just a stone's throw from the seafront and close to town centre shops, restaurants, parks, Splashpoint leisure centre, bus routes and the mainline station.

Accommodation offers a kitchen, lounge, double bedroom and a bathroom. The property also benefits from a private entrance, gas fired central heating, and a courtyard garden.

Key Features

- Well Presented Lower Ground Floor Flat
- Double Bedroom
- Private Entrance
- Close to Seafront
- Heart of Worthing Town Centre
- Modern Kitchen
- Courtyard Garden
- Council Tax Band A





Steps leading down to basement flat with private door to:

Hallway

Large storage cupboard with power.

Lounge

3.60 x 3.24 (11'9" x 10'7")

Laminate flooring, radiator, wall lights and double glazed door leading onto private courtyard garden.

Kitchen

2.51 x 2.09 (8'2" x 6'10")

Range of grey gloss wall and base units with vinyl marble-effect worktops, part tiled walls, built in extractor fan, four ring induction hob, space for washing machine, space for fridge/freezer, and door leading into:

Bathroom

1.56 x 1.47 (5'1" x 4'9")

Radiator, spotlights, extractor, bath

with handheld shower, built-in mirrored vanity unit and part tiled floors.

Bedroom

3.36 x 3.02 (11'0" x 9'10")

Laminate flooring, original sash window, wall light, radiator and plug sockets.

Separate WC

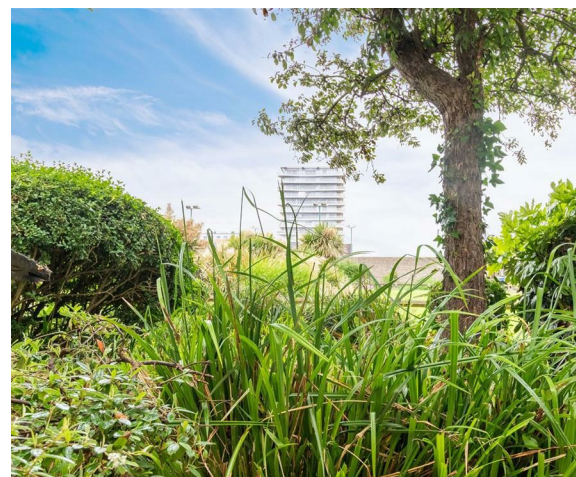
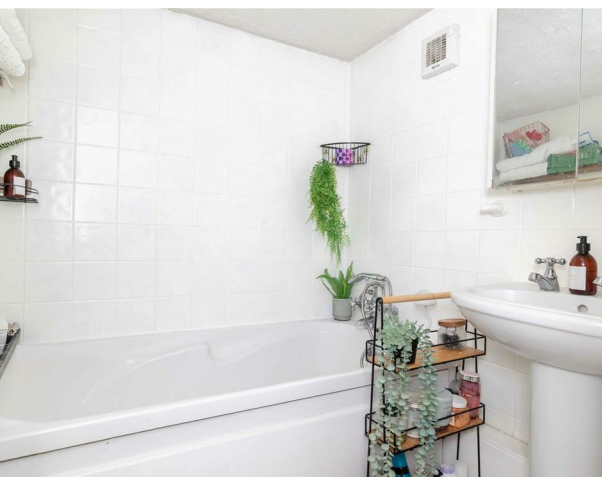
Low level flush WC, pull cord for spotlight.

Private Courtyard

East facing with space for table and chairs.

Tenure

Leasehold - 117 years remaining.
Ground Rent: £100 per annum.
Service Charge: £200 per annum.



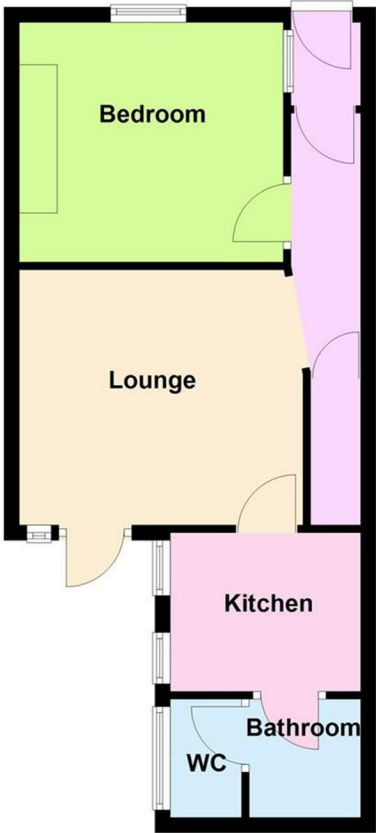
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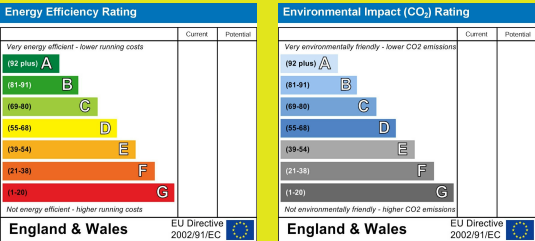
Robert
Luff & Co

Floor Plan Warwick Road

Ground Floor



Total area: approx. 39.4 sq. metres (424.5 sq. feet)



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.