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Description

Robert Luff and Co are delighted to offer to the market a two-bedroom, first-floor flat overlooking Portland Square, in the heart of Worthing town centre. The property benefits from its proximity to town centre shops, restaurants, bus routes, the mainline train station, and Worthing seafront.

Further benefits include two bedrooms, a bright and airy open-plan kitchen/lounge, and a bathroom. The property also features newly fitted carpets, a long lease, and a chain-free sale. The well-maintained building of eight flats benefits from weekly communal area cleaning and was completed in 2004.



Key Features

- First Floor Flat
- Modern Fitted Kitchen
- Open Plan Living Space
- 2 Minute Walk To The Beach
- Council Tax Band B
- Two Bedrooms
- Ample Storage
- Town Centre Location
- Chain Free
- EPC Rating C



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Ground Floor Lobby

Staircase leading to first floor.

Hallway

Double doors to large integrated storage cupboard with hanging rail, telephone entry system, fuse box.

Bedroom One

2.54 x 3.84 (8'3" x 12'7")

Newly fitted carpet, eco-efficient electric radiator, door to integrated wardrobe with hanging rail and additional storage, double-glazed sash window overlooking Portland Square.

Bedroom Two

1.77 x 3.44 (5'9" x 11'3")

Newly fitted carpet, eco-efficient electric radiator, door to integrated wardrobe with hanging rail, double-glazed sash window overlooking Portland Square.

Bathroom

2.37 x 1.84 (7'9" x 6'0")

Newly fitted laminate flooring, towel rail, eco-flush WC, panel-enclosed bath with overhead shower and glass panel, tiled wall above bath, mirrored storage unit, basin.

Kitchen / Living Room

6.59 x 2.76 (21'7" x 9'0")

Kitchen Area: Newly fitted laminate flooring, range of wood-effect wall and base units, integrated electric oven and 4-hob gas cooker, extractor hood, plumbing and space for washing machine, cupboard housing hot water tank, wall-mounted shelving, stainless steel sink with drainer.

Lounge area: Newly fitted carpet, TV / internet point, eco-efficient electric radiator, double-glazed sash window with fitted blinds overlooking Portland Square.

Tenure

Service Charge - £1760 p/a

Ground Rent - £100 p/a

Lease - 104 years remaining

Buy-To-Let Potential

Rental estimate: £1200pcm.

Yield estimate: 8% annual yield.

Additional Space

Bike room storage on the ground floor.



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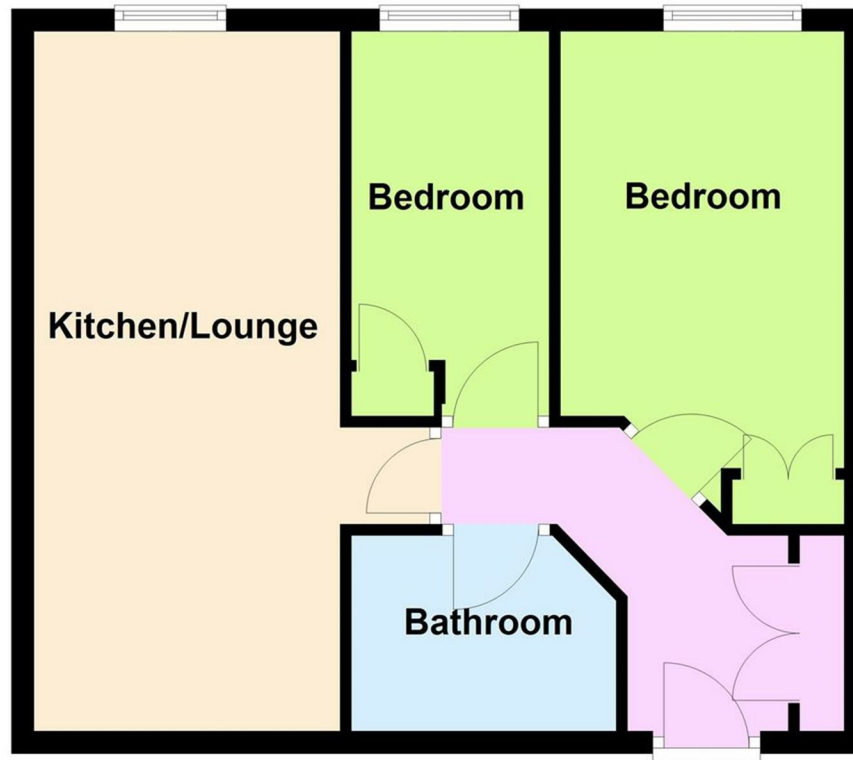
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Floor Plan Portland Road

Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 45.4 sq. metres (488.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(17-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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