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## Description

We are delighted to offer to the market this first floor purpose built flat ideally situated in this favoured part of Tarring close to local shops, schools, parks, bus routes, and transport links.

The accommodation offers a kitchen, lounge/diner, two double bedrooms and a family bathroom. The property also benefits from a garage and views over the lake in the communal grounds.

## Key Features

- First Floor Flat
- Dual Aspect Lounge/Diner
- In Need Of Modernisation
- EPC Rating D
- Two Double Bedrooms
- Garage In Compound
- Council Tax Band B
- Chain Free







### **Kitchen**

**2.61 x 2.01 (8'6" x 6'7")**

A range of wood effect wall and base units with wood effect work surfaces incorporating stainless steel sink with drainer, built in stainless steel extractor fan, space for cooker, space and plumbing for washing machine, space for fridge freezer, double glazed window.

### **Lounge / Diner**

**5.47 x 5.33 (17'11" x 17'5")**

Dual aspect double glazed windows overlooking lake, two electric Dimplex radiators, two large storage cupboard with slatted shelving, door leading to kitchen.

### **Bedroom One**

**3.53 x 3.17 (11'6" x 10'4")**

Ceiling light with built in fan, electric

Dimplex radiators, double glazed window overlooking lake, built in wardrobe with hanging rail and shelving.

### **Bedroom Two**

**3.32 x 2.6 (10'10" x 8'6")**

Ceiling light with built in fan, electric Dimplex radiators, double glazed window overlooking lake.

### **Bathroom**

**2.29 x 1.56 (7'6" x 5'1")**

Panel enclosed bath with electric shower over, tiled walls, vinyl flooring, low level flush W/C, sink with mixer tap.

### **Garage**

Garage in compound with up and over door.

### **Tenure**

Leasehold with 85 years remaining.

Ground Rent: £240 per annum.

Service Charge: £1620 per annum.



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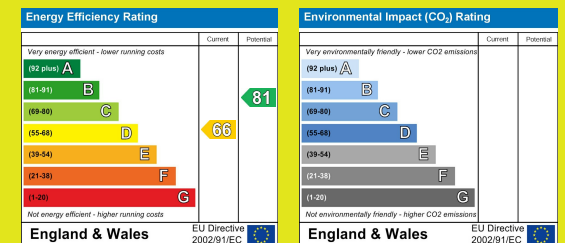
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co

## Floor Plan Westlake Gardens



Total area: approx. 69.2 sq. metres (745.2 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.

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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co