



Offers Over
£220,000
Leasehold

Wordsworth Road, Worthing

- Second Floor Flat
- Two Bedrooms
- Newly Fitted Carpet
- Storage Throughout
- Separate WC
- Allocated Parking Space
- South Facing Balcony
- EPC Rating - TBC
- Council Tax Band - B
- Leasehold

Robert Luff & Co are delighted to offer to the market this well presented second floor flat situated in the heart of Worthing close to town centre shops, restaurants, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom. Other benefits include a South facing balcony, an allocated parking space and separate WC.

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Accommodation

Communal Entrance

Stairs and lift service up to second floor.

Entrance Hall

Entry phone system. Electric heater. Storage cupboards. Coving.

Lounge/Diner 16'5" x 11'10" (5.01 x 3.63)

Electric heater. Dimmer switch. Coving. Double glazed South facing windows and door to balcony.

Kitchen 10'4" x 5'10" (3.17 x 1.79)

A range of base and wall units including drawers. Basin. Double electric oven. Four ring electric hob. Space for fridge/freezer and washing machine. Tiled splashback. Dual aspect double glazed windows.

Bedroom One 12'10" max x 11'11" (3.93 max x 3.65)

Electric heater. Built in wardrobe with hanging rail and shelving. Coving. Dual aspect double glazed windows.

Bedroom Two 9'11" x 9'10" (3.04 x 3.01)

Electric heater. Built in storage cupboard with hanging space and shelving. Dimmer switch. Coving. Double glazed window.

Bathroom 6'7" x 6'0" (2.03 x 1.83)

Bath with wall mounted electric Triton shower. Pedestal wash hand basin. Part tiled. Wall mounted heated towel rail. Mirror light. Shaver point.

Separate WC

WC. Part tiled.

Balcony

South facing.

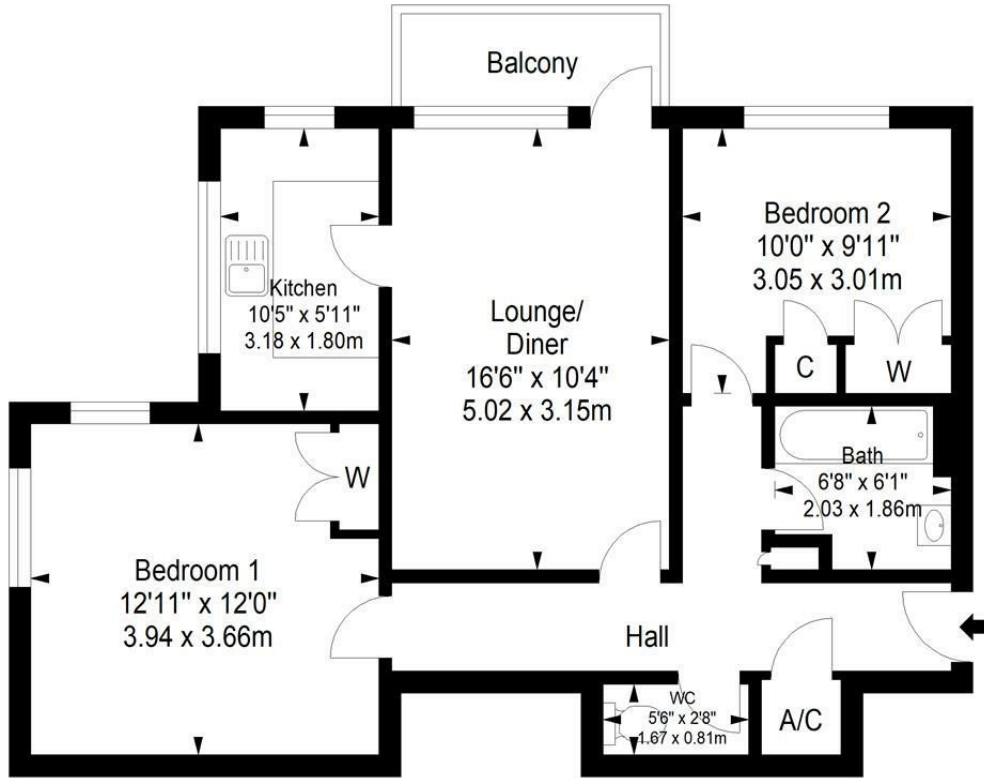
Allocated Parking Space

Tenure

Leasehold with approximately 90 years remaining. Service Charges approximately £600 half yearly.



Second Floor



Approximate gross internal floor area 63.4 sq m/ 682.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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	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.