



Asking Price  
**£210,000**  
Leasehold

## Bolsover Road, Worthing

- Purpose Built Apartment
- One Double Bedroom
- Leasehold
- Council Tax Band - B
- Security Entryphone System
- First Floor
- Allocated Parking space
- EPC Rating - B
- Open Plan Living/Kitchen
- Viewing Essential

Robert Luff & Co are delighted to offer this well present Purpose Built Modern First Floor Apartment. It is situated in a convenient position for shops, bus routes, mainline train station and the sea being just over a mile away. The property is accessed via a security entryphone system and the accommodation in brief comprises of entrance hall, double aspect open plan living/dining and kitchen area with fitted appliances, double bedroom, bathroom/w.c. Other benefits include gas heating, double glazing, an allocated parking space and the remainder of a long lease. The seller of this property is suited and a viewing is recommended to be fully appreciated

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**Robert  
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## Accommodation

### Communal Front Door

with a security entryphone system to communal entrance and stairs to first floor to Flat 4

### Entrance Hall

radiator, smooth ceiling with smoke detector, storage cupboard which also houses the electric circuit breaker fuse box

### Open Plan Living/Dining & Kitchen 17'9" x 17'1" (5.43 x 5.23)

Measurements include the fitted kitchen units. Kitchen Area comprises of Single bowl, single drainer sink unit with mixer taps, units and drawers over and under the work top surfaces, fitted appliances including oven, hob and extractor, fridge freezer, washing machine and dishwasher. In the living/dining area there are two radiators, tv point and a range of long double glazed windows which provide a double aspect with views over the surrounding gardens, smooth ceiling

### Double Bedroom 10'9" x 10'0" (3.28 x 3.060)

smooth ceiling, radiator, long double glazed window with views over surrounding gardens

### Bathroom/u.c

suite comprising panelled bath with wall mounted shower and screen, low level u.c, wash hand basin, smooth ceiling with extractor fan, radiator

### Outside

#### Communal Gardens

That surround Garratt House

#### Allocated Parking Space

Number 267 in the car park next to the Apartment block

#### Lease and Service Charge Details

Lease Term - Approx 145 years remaining

Ground Rent - £200 per annum

Ground Rent Review - TBC

Service Charge - The seller advises £529 per six months



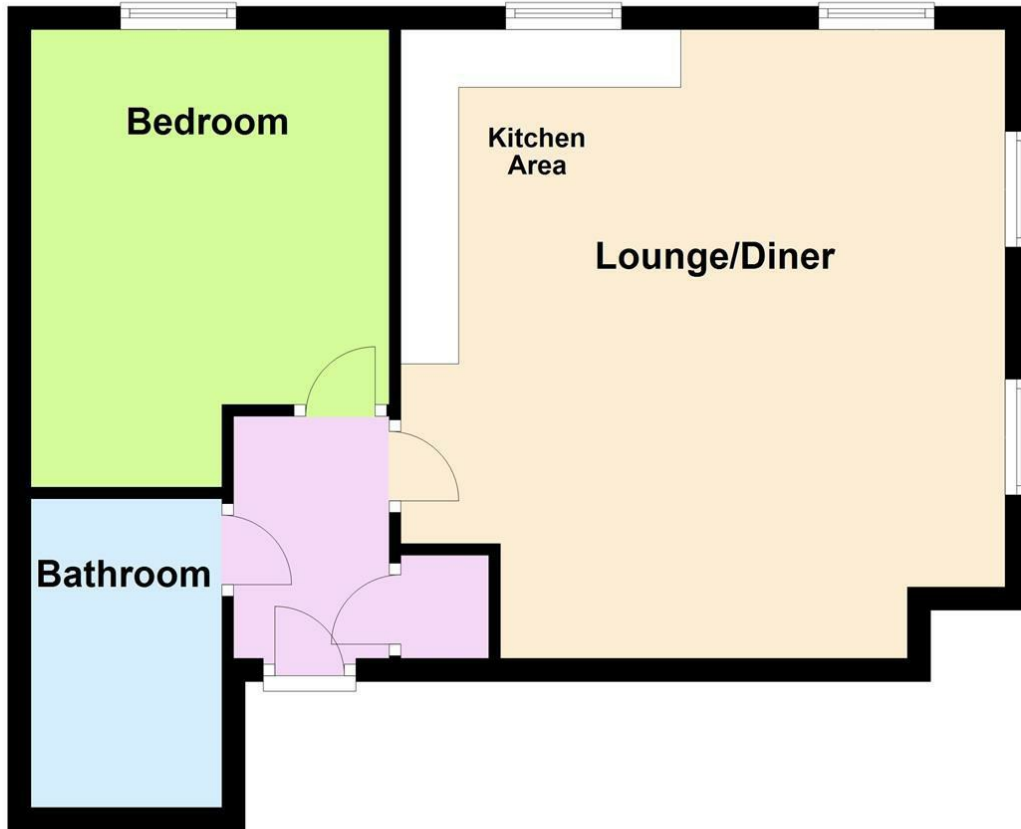
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## Floor Plan

Approx. 47.4 sq. metres (509.7 sq. feet)



Total area: approx. 47.4 sq. metres (509.7 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>			
(39-54) <b>E</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.