



## Strand Parade, Worthing

Offers In Excess Of  
**£170,000**  
Leasehold

- Purpose Built Flat
- Double Bedroom
- Open Plan Kitchen
- LEASEHOLD
- COUNCIL TAX - A
- Panoramic Views
- Modern Finish Throughout
- Allocated Parking
- EPC - D

A well presented 6th floor flat ideally situated in the favoured Durrington location close to local shops, doctors surgery, bus routes and mainline station. Accommodation offers entrance, open plan kitchen / living area, double bedroom and shower room. Other benefits include an allocated parking space.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entry phone system to communal door, lift, stairs leading up.

### Entrance Hall

Entryphone hand set, door leading into;

### Open Plan Kitchen / Living Area 18'0 x 10'54 (5.49m x 3.05m)

Matching range of wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, integrated fridge freezer, dishwasher, washer / dryer, integrated oven with four ring hob and extractor fan above, part tiled walls, double glazed window, laminate flooring, electric radiator, laminate flooring, spotlights.

### Bedroom 11'94 x 8'29 (3.35m x 2.44m)

Double glazed window with view towards the south downs, electric radiator, laminate flooring, spotlights.

### Shower Room

Shower enclosure with sliding glass door, pedestal wash hand basin, vanity unit, heated towel rail, tiled flooring, spotlights.

### Parking

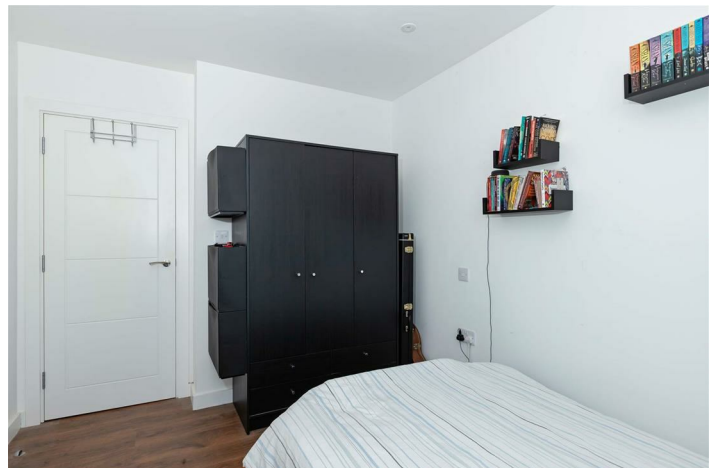
Allocated parking space which is under cover. Vendor has advised bay 62. There is three bike sheds available to all residents.

### Agents Notes

Lease - 125 years from 1st January 2019 - term remaining 119 years

Maintenance - £1,250 PA (£625 every 6 months)

Ground Rent - £77.50 every 6 months

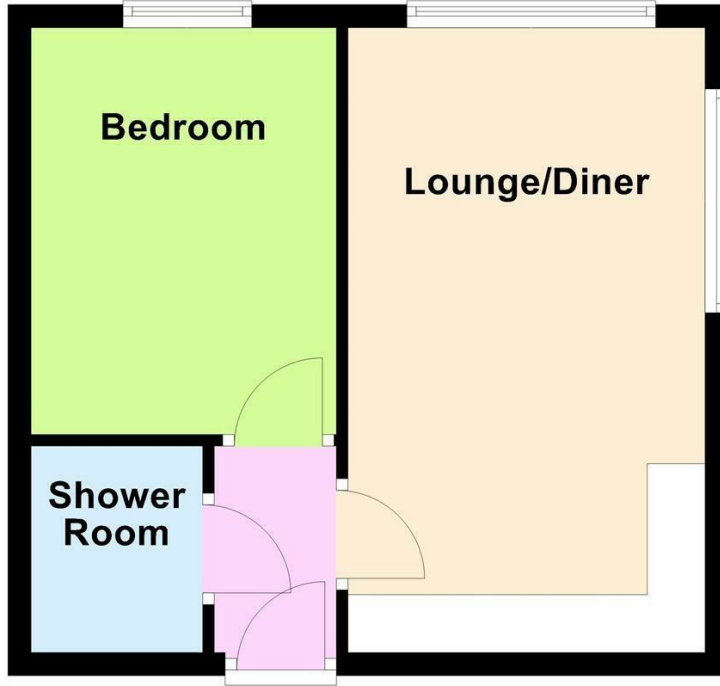


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

## Floor Plan



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>		61	61
(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>			
(21-38) <b>F</b>			
(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.