



2



1



1





## Description

A well presented purpose built, first floor flat, ideally situated in this favoured location close to local shops, schools, parks, bus routes and mainline station. The property is set in communal gardens. Accommodation in brief, offers stairs to first floor, private entrance hall with entry phone system. Plenty of cupboards for storage. The modern kitchen has built in appliances with a four ring gas hob, oven and extractor fan. There is a range of wall to floor units, and a particular feature is the breakfast bar that can accommodate up to four people. There is also a wall mounted boiler. Leading from the kitchen, is a separate utility room with power and light, for washing machine and tumble dryer. There are two double bedrooms. Bedroom two being double aspect. A recently fitted modern bathroom and WC. A 17ft lounge with fireplace with modern electric fire. The property includes both a garage and two parking permits. Viewing highly recommended.

## Key Features

- Two Double Bedrooms
- 17ft Lounge
- Garage
- Close to mainline Station
- Leasehold
- Modern Kitchen
- Utility Room
- Modern Bathroom
- EPC- TBC
- COUNCIL TAX - B







#### Communal Entrance

#### Entrance Hall

#### Lounge

5.18m x 3.66m 1.83m (17 x 12"6)

#### Kitchen

2.44m 1.83m x 3.35m 7.92m (8"6 x 11"26)

#### Utility Room

2.44m 2.74m x 1.83m 1.52m (8"9 x 6"5)

#### Bedroom One

3.96m 2.44m x 3.66m (13"8 x 12)

#### Bedroom Two

3.35m 2.74m x 3.05m 1.22m (11"9 x 10"4)



#### Bathroom/w.c

#### Garage

In compound

#### Residents Bike Store

By the garage compound is a secure residents bike store

#### Lease & Service Charge Details

Lease - 999 years from 1959 - 933 years Remaining

Service Charge - £1,850 per annum

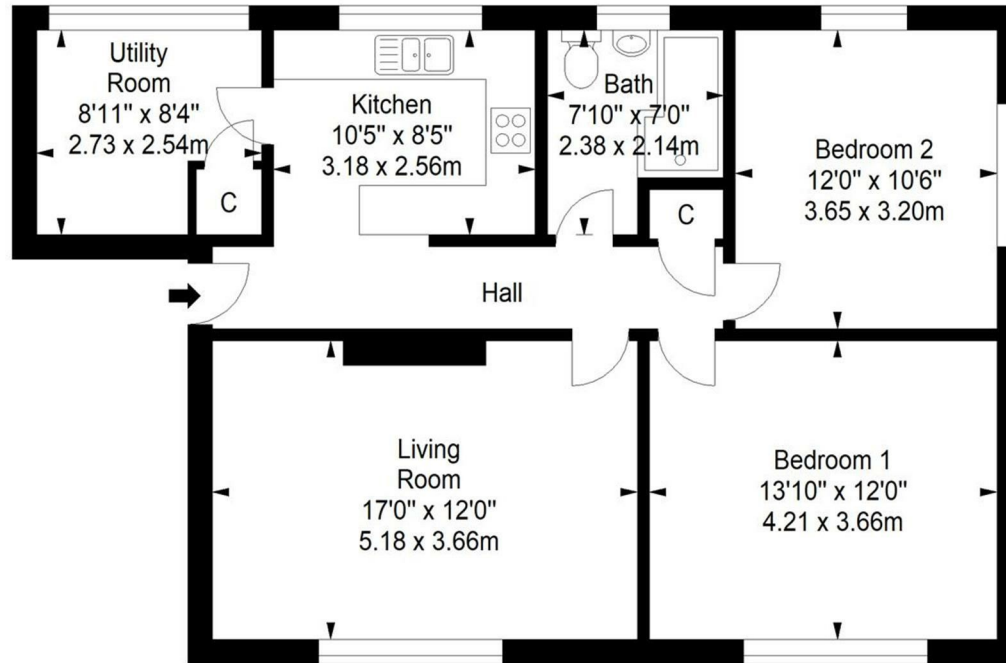
Service Charge Review - TBC

Ground Rent - £10 per annum

Ground Rent Review - TBC

## Floor Plan The Boulevard

### First Floor



Approximate gross internal floor area 76.9 sq m/ 827.8 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co