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1



1



C



Description

Robert Luff & Co are pleased to offer an extremely well presented two double bedroom first floor flat located in Worthing. The property offers two double bedrooms, a good sized dual aspect lounge/diner, modern kitchen and bathroom, utility room and also benefits a garage too. It is close to local schools, shops and transport links with mainline station that serves London and Brighton on a short distance away. The property is set in well maintained communal grounds with a bright and airy feel. Internal viewing advised.

Key Features

- First Floor Flat
- Utility Room
- Beautifully Presented
- Long Lease
- Council Tax Band - B
- Two Double Bedrooms
- Modern Kitchen
- Garage
- EPC - C
- Leasehold





Entrance Hall

Lounge/Diner
5.16 x 3.63 max (5.15 x max)
(16'11" x 11'11" max)

Kitchen
3.18 x 2.59 (10'5" x 8'6")

Utility Room
1.38 x 2.73 (4'6" x 8'11")
Housing electric meter.

Bedroom One
4.22 x 3.63 (13'10" x 11'11")

Bedroom Two
3.63 x 3.20 (11'11" x 10'6")

Bathroom
2.48 x 2.17 (8'1" x 7'1")

Garage
located in compound.

Agents Note
Maintenance/Service Charge:
approx - £2,000 pa
Ground Rent - £10 PA
Lease: 946 Years Remaining From
July 2012



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Robert
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Floor Plan Meadway Court

Floor Plan

Approx. 72.5 sq. metres (780.9 sq. feet)



Total area: approx. 72.5 sq. metres (780.9 sq. feet)



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		71	78
		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.

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