



2



1



2



E





Key Features

- Converted first floor apartment with character and charm
- Private ground floor entrance with lobby and storage area
- Ground floor shower room with walk-in shower
- Spacious first floor landing with large feature window
- Beautiful living room with feature fireplace and garden outlook
- Modern kitchen with integrated appliances and dual aspect windows
- Two double bedrooms with good natural light and radiator heating
- Family bathroom with bath and overhead shower
- Allocated off road parking and long lease
- Council Tax Band A | EPC Rating E

We are delighted to offer this beautifully presented, quirky and character-filled converted first floor apartment, ideally situated in this favoured central location. Tucked away at the end of a quiet lane, the property enjoys a peaceful setting while being within easy reach of town centre shops, restaurants, parks, the beach and the mainline station. Further benefits include high ceilings throughout, a long lease and allocated off road parking.

The property is accessed via a private ground floor entrance leading to a lobby area and useful storage, along with a ground floor shower room. A spiral staircase rises to the first floor landing, where a large window overlooks a nursery garden, creating a bright and welcoming arrival space.

The first floor accommodation comprises a beautiful living room with high ceilings, a feature fireplace and attractive garden views, alongside a modern kitchen with dual aspect windows and a range of integrated appliances. There are two well-proportioned double bedrooms and a family bathroom, all finished to a good standard and filled with natural light.

This charming home combines character features with practical living space in a highly convenient and sought-after location.

Tenure

Leasehold with 106 years remaining.

Ground Rent: £50 per annum.

Service Charge: £1200 per annum (paid in two £600 instalments).



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



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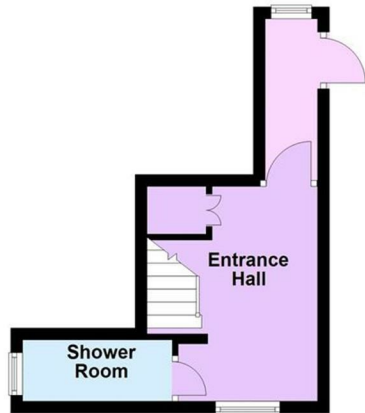
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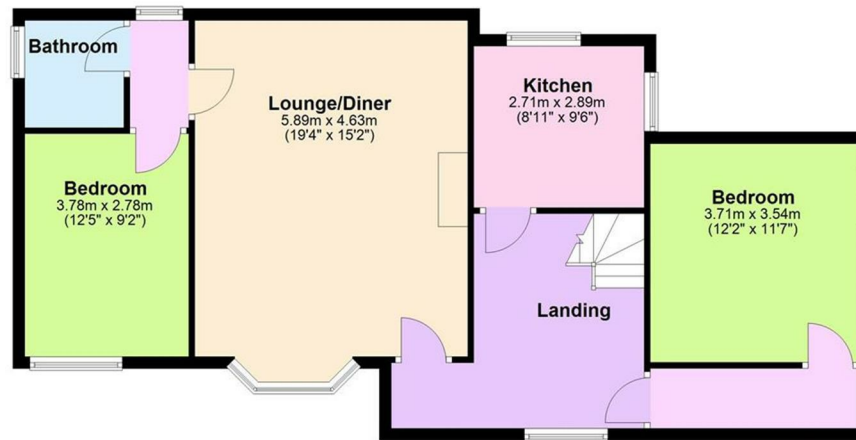
Floor Plan Richmond Road



Ground Floor
Approx. 15.2 sq. metres (164.1 sq. feet)



First Floor
Approx. 81.5 sq. metres (877.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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