



Western Place, Worthing

Offers In Excess Of
£150,000
Leasehold

- Ground floor apartment in central Worthing
- Private entrance
- Open-plan lounge/kitchen arrangement
- Good-sized double bedroom
- Offered for sale chain free
- Within easy reach of the seafront, promenade, and pier
- Well-presented accommodation throughout
- Modern fitted shower room
- Private courtyard garden with decking and storage shed
- Council Tax Band A | EPC Rating TBC

We are delighted to offer this well-presented ground floor apartment, ideally positioned in the centre of Worthing, just moments from local shops, transport links, and the seafront. Benefiting from its own private entrance and a private courtyard garden, this chain-free property offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient coastal home.

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**Robert
Luff & Co**
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Accommodation

Situated in the heart of Worthing town centre, this attractive one-bedroom ground floor apartment enjoys a highly convenient location close to a wide range of shopping facilities, cafés, restaurants, and excellent transport connections, whilst also being within easy reach of the town's popular promenade and pier.

The accommodation is well presented throughout and comprises a bright open-plan living space incorporating a fitted kitchen area, creating a practical and sociable environment for everyday living. The bedroom is a comfortable double room, complemented by a modern shower room finished in a contemporary style.

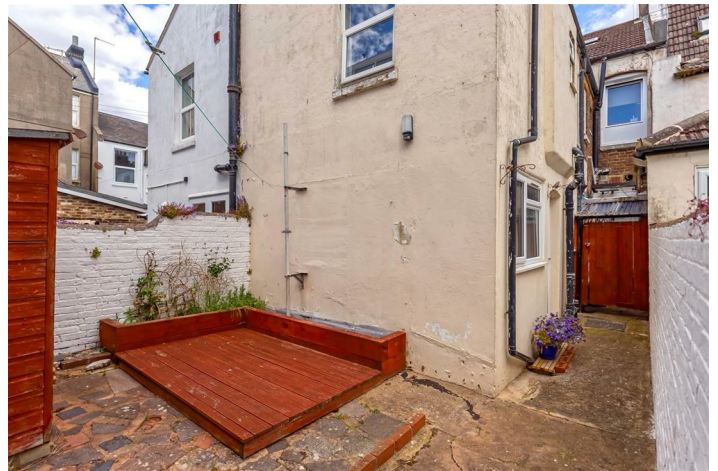
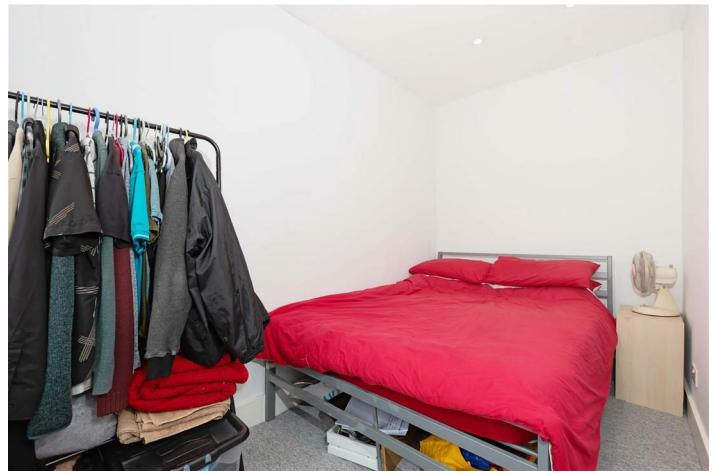
A particular feature of the property is the private courtyard garden, offering valuable outside space with decking, patio areas, a side drying space, and a timber storage shed.

Further benefits include double glazing, electric heating, a private entrance, and the advantage of being offered to the market with no onward chain.

Tenure

Leasehold with 160 years remaining.

Service Charge: TBC

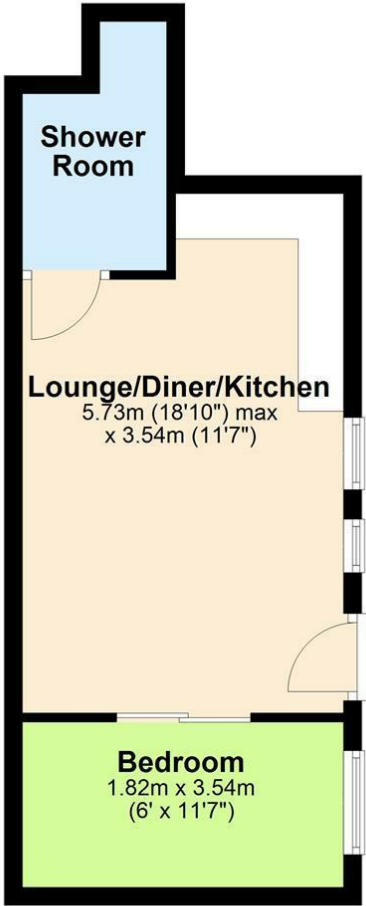


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan
Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 29.4 sq. metres (316.9 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.