



Offers Over
£140,000
Leasehold

Brighton Road, Worthing

- Ground Floor Apartment
- Spacious Lounge/Diner
- Double Bedroom
- Yards From Seafront
- Chain Free
- Residents Parking
- Beautiful Art Deco Building
- Council Tax Band A
- EPC - TBC

We are delighted to offer this well presented ground floor apartment in a beautiful art deco building, ideally situated yards from the beach with sea views, local shops, schools and mainline station nearby.

Accommodation offers a kitchen/breakfast room, spacious lounge/diner with westerly aspect, large double bedroom and a bathroom. The property also benefits from residents parking and a chain free sale.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
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Accommodation

Communal Entrance

Period Art Deco communal entrance way to communal hallway. Front door to:

Hallway

Private front door, radiator, storage cupboard, ceiling light.

Kitchen 11'1" x 10'5" (3.39 x 3.18)

Range of wood effect wall and base units, space for washing machine, space for cooker, space for fridge/freezer, side entrance frosted double glazed door, space for small table and chairs, ceiling light and stainless steel sink with drainer.

Living Room 15'8" x 14'4" (4.78 x 4.39)

Carpets, coving, tv point, westerly aspect double glazed window and radiator.

Bedroom 16'4" x 10'4" (4.98 x 3.15)

Carpets, radiator, westerly aspect double glazed window, partially built in full length wardrobes and ceiling light.

Bathroom 9'4" x 4'10" (2.85 x 1.49)

Bath with shower over, mirrored vanity unit, low level flush WC, heated towel rail and low level sink.

Tenure

Leasehold with 88 years remaining.

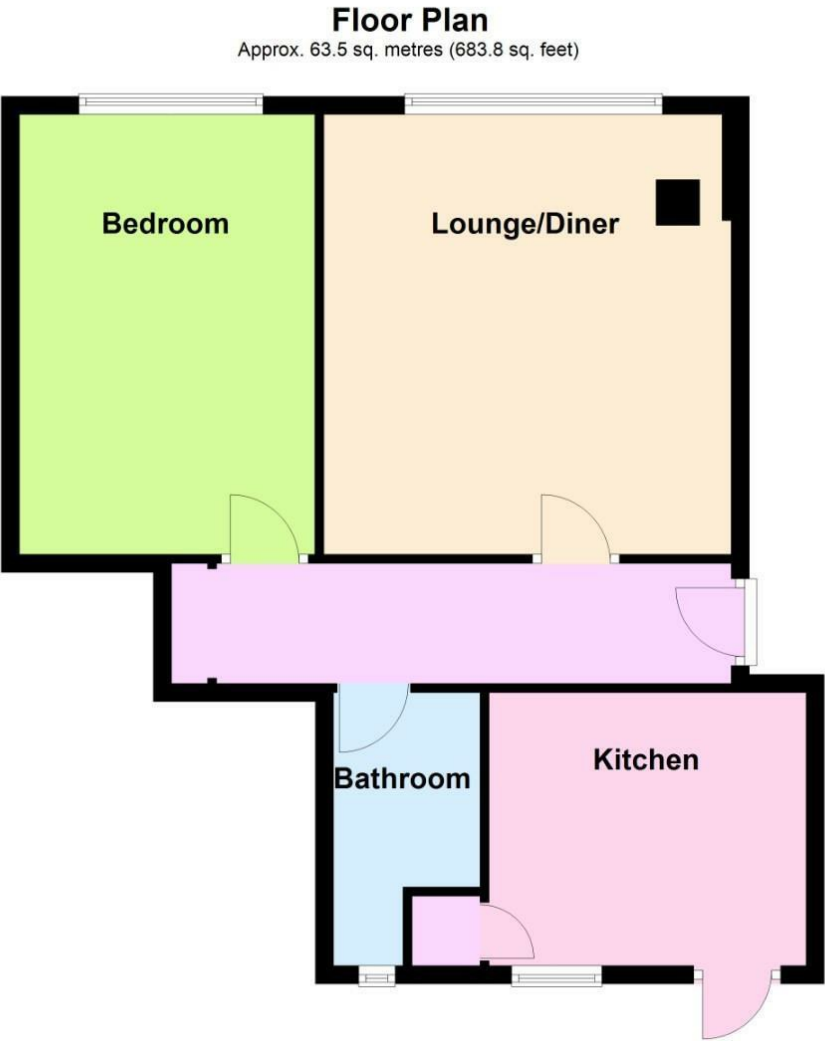
Maintenance/Service Charge: £2,739 (six monthly)



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

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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		65	72
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.