

Robert
Luff & Co

Friar Walk, Worthing

Leasehold - Asking Price £210,000



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TBC





Key Features

- One-bedroom ground floor garden flat
- South-facing private rear garden with patio and artificial grass
- Garage with up-and-over door
- Allocated off-road parking space
- Long lease
- Quiet cul-de-sac location
- Walking distance to railway station
- Close to local shops and amenities
- Built-in storage including mirrored wardrobes and hallway cupboards
- Council Tax Band B | EPC Rating TBC

We are delighted to offer this really well-presented one-bedroom ground floor garden flat, benefitting from a south-facing private garden, garage, allocated parking space, and a long lease. The property is set within a quiet cul-de-sac, conveniently located close to the railway station and local shops, making it ideal for commuters and first-time buyers alike.

This charming ground floor flat offers well-balanced accommodation throughout and is presented in good decorative order. The lounge is light and well-proportioned with a double-glazed window, carpeted flooring, and useful connectivity points including phone and WiFi. The kitchen is fitted with a range of wall and base units, electric oven and four-ring hob, stainless steel sink with drainer, space for appliances, and a door providing direct access to the rear garden.

The bedroom is a comfortable double with carpeted flooring, built-in mirrored wardrobes, and a south-facing double-glazed window overlooking the garden. The bathroom is fully tiled with a panel-enclosed bath and overhead electric shower, WC, and wash basin set within a vanity unit. The hallway provides two storage cupboards and useful under-stairs space suitable for a desk or study area. Externally, the property enjoys a private south-facing garden with patio and artificial lawn, along with a garage and separate off-road parking space.

Tenure

Leasehold with 900+ years remaining.

Maintenance & Ground Rent: Peppercorn

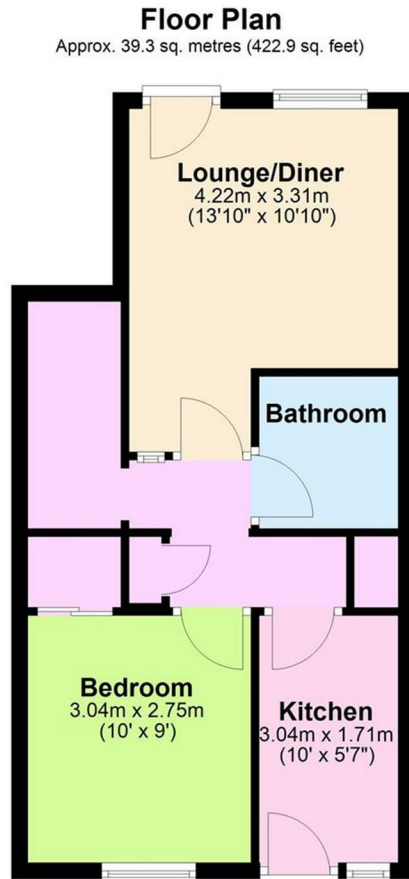


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Floor Plan Friar Walk



Total area: approx. 39.3 sq. metres (422.9 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.

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