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TBC



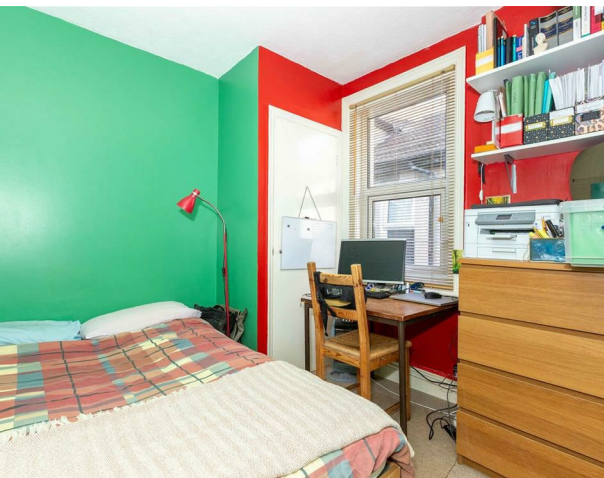
## Description

We are delighted to offer this attractive, well-presented and extremely spacious two-bedroom first-floor conversion, situated just off Worthing seafront. The property benefits from westerly and southerly sea views, a generous kitchen/breakfast room and a long lease with a share of freehold. Ideally located close to the seafront, town centre, local shops, parks and transport links.

## Key Features

- Extremely spacious two-bedroom first-floor conversion
- Well presented throughout
- Located just off Worthing seafront
- Westerly and southerly sea views from the lounge
- Generous lounge/diner with bay window
- Large kitchen/breakfast room with dining space
- Share of freehold with long lease remaining
- Access to large loft with conversion potential (STPP)
- Close to seafront, town centre, shops, parks and transport links
- Council Tax Band B | EPC Rating TBC





This well-appointed two-bedroom first-floor apartment is accessed via a staircase leading to a private entrance and an allocation of the front garden. Positioned in a highly convenient location just moments from Worthing seafront, the property enjoys a wonderful blend of space, character and coastal living.

The front of the property features a spacious lounge/diner with a bay window, providing fantastic sea views and plenty of natural light. This versatile space also offers the potential to be reconfigured to create a separate study or additional room if desired.

There is a large double bedroom positioned to the rear, along with a further small double or generous single bedroom benefitting from a built-in cupboard. The family bathroom is accessed via a few steps down and is a good size, featuring a panel enclosed bath and fully tiled walls and flooring.

To the rear is a kitchen/breakfast room fitted with a range of wood effect wall and base units, tiled splashbacks, built-in electric oven, four ring gas hob, and space for a washing machine and fridge/freezer. The bay window provides space for a small dining table and chairs.

The property also benefits from access to a large loft space with conversion potential, subject to planning permission.

#### **Tenure**

Leasehold - Share of Freehold.

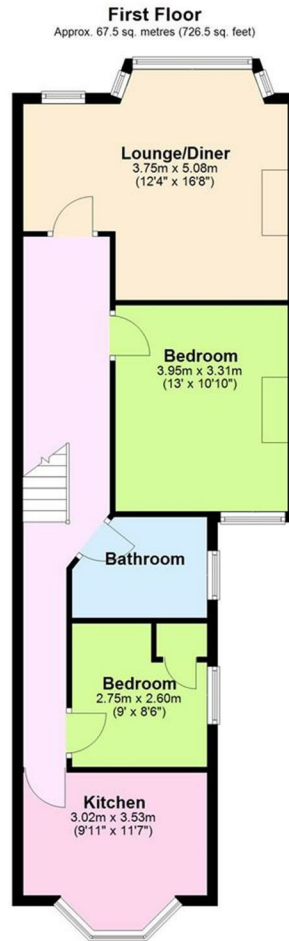
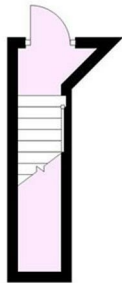
Remainder of 999 year lease.

Maintenance arranged on an as and when basis.

Sink Fund: £50 per month (paid by ground floor and first floor flats)

# Floor Plan Navarino Road

**Ground Floor**  
Approx. 3.8 sq. metres (41.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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