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TBC





Key Features

- Ground floor flat within the popular Fulmer Court development
- Conveniently located close to Heene Road shops, cafés and amenities
- Worthing seafront and promenade within walking distance
- Bright and spacious dual-aspect lounge
- South and east-facing windows providing excellent natural light
- Modern fitted kitchen with white-fronted units
- Two generous double bedrooms
- Contemporary refitted shower room with stylish black fittings
- Unallocated parking, garage and communal gardens throughout the development
- Council Tax Band B | EPC Rating TBC

We are delighted to offer this well-presented and spacious two-bedroom ground floor apartment forming part of the popular Fulmer Court development, ideally located close to the Heene Road shops, cafés, amenities and regular bus services of Boundary Road, with Worthing seafront and promenade within easy walking distance.

Accessed via a welcoming entrance hall with useful storage cupboards, the accommodation is bright, airy and thoughtfully arranged throughout. The impressive dual-aspect lounge enjoys both south and east-facing windows, flooding the room with natural light and creating a comfortable living space.

The modern kitchen is fitted with a range of attractive white-fronted units and benefits from space and plumbing for both a washing machine and dishwasher. There are two generous double bedrooms, offering versatile accommodation for a variety of lifestyles, while the contemporary refitted shower room features stylish black fittings and a striking black grid shower screen for a modern finish.

Additional benefits include double glazing throughout. Externally, residents enjoy well-maintained communal gardens, unallocated parking and a garage situated within the rear compound, accessed via an up-and-over door. Combining convenience, comfort and a desirable coastal location, this apartment presents an excellent opportunity for a wide range of buyers.

Tenure

Leasehold with 86 years remaining on the lease.

Service Charge: £1,890 (includes a reserve fund).



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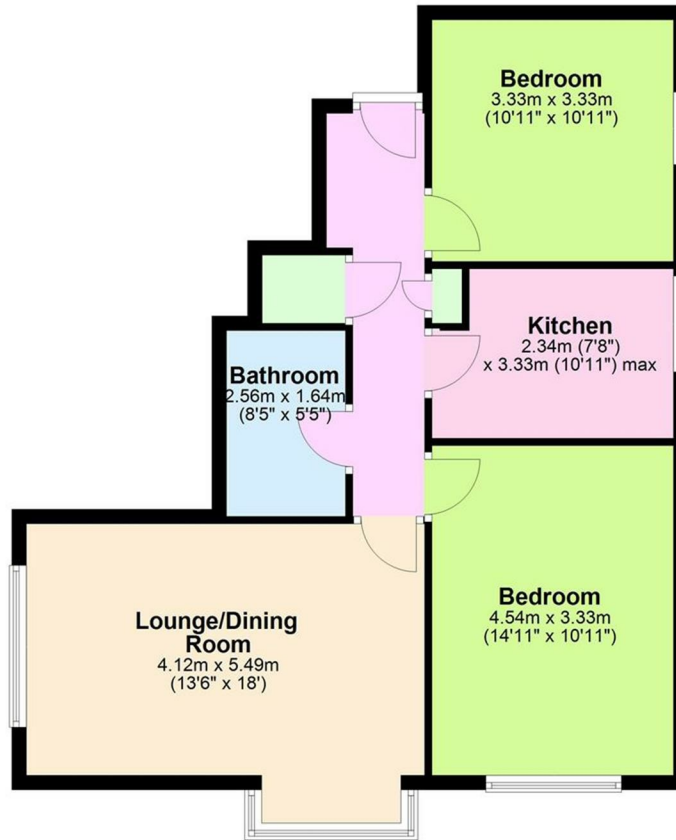
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Floor Plan Boundary Road

Ground Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



Total area: approx. 67.4 sq. metres (725.6 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 | | | (81 plus) A | | |
| (81-91) B | | | (69-80) B | | |
| (69-80) C | | | (55-68) C | | |
| (55-68) D | | | (39-54) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (1-20) 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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