

Robert  
Luff & Co

Victoria Road, Worthing

Leasehold - Offers In Excess Of £170,000



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## **Key Features**

- Second-floor flat in Worthing town centre
- Close to shops, amenities and seafront
- Bright dual-aspect lounge/diner
- Door to Juliet balcony
- Separate fitted kitchen with serving hatch, electric oven and hob
- Space and plumbing for washing machine
- Spacious double bedroom
- Bathroom with electric shower over bath and heated towel rail
- Residents' parking is available on a first-come, first-served basis
- Council Tax Band A | EPC Rating D

We are delighted to offer this well-presented second-floor flat situated within a purpose-built development in the heart of Worthing town centre, just moments from shopping facilities, amenities, transport links, and the seafront. The property also benefits from residents' parking, available on a first-come, first-served basis.

## **Accommodation**

Situated on the second floor of a well-maintained development, this bright and well-arranged flat offers comfortable accommodation in a highly convenient town centre location. The dual-aspect lounge/diner provides an excellent living space filled with natural light and benefits from a door opening to a Juliet balcony.

The separate kitchen is fitted with a range of wall and base units, an electric oven and hob, and offers space and plumbing for a washing machine. A serving hatch connects the kitchen to the lounge/diner, creating a practical and sociable layout.

The property features a generous double bedroom and a bathroom comprising bath with electric shower over, wash basin, WC, and heated towel rail.

## **Location**

Ideally positioned in Worthing town centre, the property is within easy reach of a wide range of shops, cafes, restaurants, leisure facilities, and the seafront promenade, making it an excellent first purchase, investment, or coastal home.

## **Tenure**

Leasehold with 176 years remaining.  
Service Charge: £1,829 per annum.



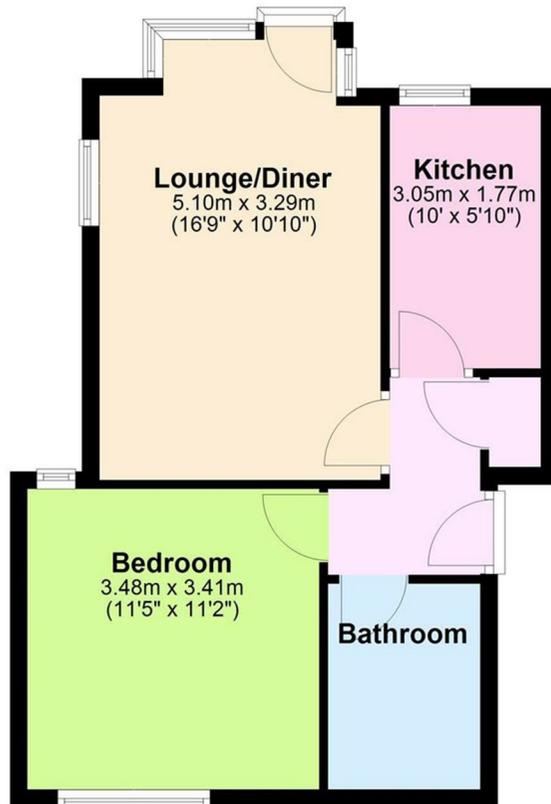
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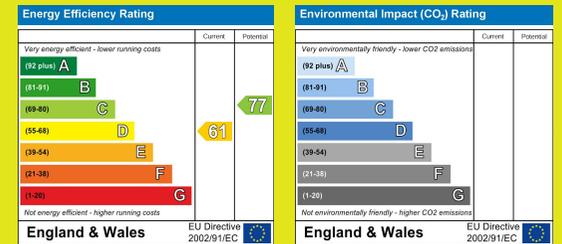
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# Floor Plan Victoria Road

**Floor Plan**  
Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 42.8 sq. metres (460.6 sq. feet)



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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