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TBC





## **Key Features**

- Ground floor apartment
- Private entrance
- Secure gated development
- Town centre location in Worthing
- Double bedroom
- Spacious lounge with access to the kitchen
- Large private rear and side garden
- Gated side access and two storage sheds
- Allocated parking space and approximately 964 years remaining on the lease
- Council Tax B | EPC Rating TBC

We are delighted to offer this well-presented ground floor apartment, situated within a secure gated development in the heart of Worthing town centre. Benefiting from its own private entrance, allocated parking space and an impressive private rear and side garden, this attractive home combines convenience, privacy and outdoor living, with the added advantage of an exceptionally long lease of approximately 964 years.

Upon entering via the private entrance, a welcoming hallway provides access to a large storage cupboard, double bedroom and bathroom. Positioned to the rear of the property, the spacious lounge enjoys a pleasant outlook over the garden and leads through to the kitchen.

A particular highlight is the substantial private garden, which extends to both the rear and side of the property, offering a rare amount of outdoor space for apartment living. The garden benefits from gated side access and includes two useful storage sheds, creating an ideal environment for entertaining, gardening or simply relaxing outdoors.

Further enhancing the appeal of this home is an allocated parking space and the security of a gated development, all whilst being conveniently located within easy reach of Worthing's shops, restaurants, transport links and seafront. This property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

### **Tenure**

Leasehold with approximately 964 years remaining on the lease.  
Maintenance Charges: Approx £1,600 per annum.



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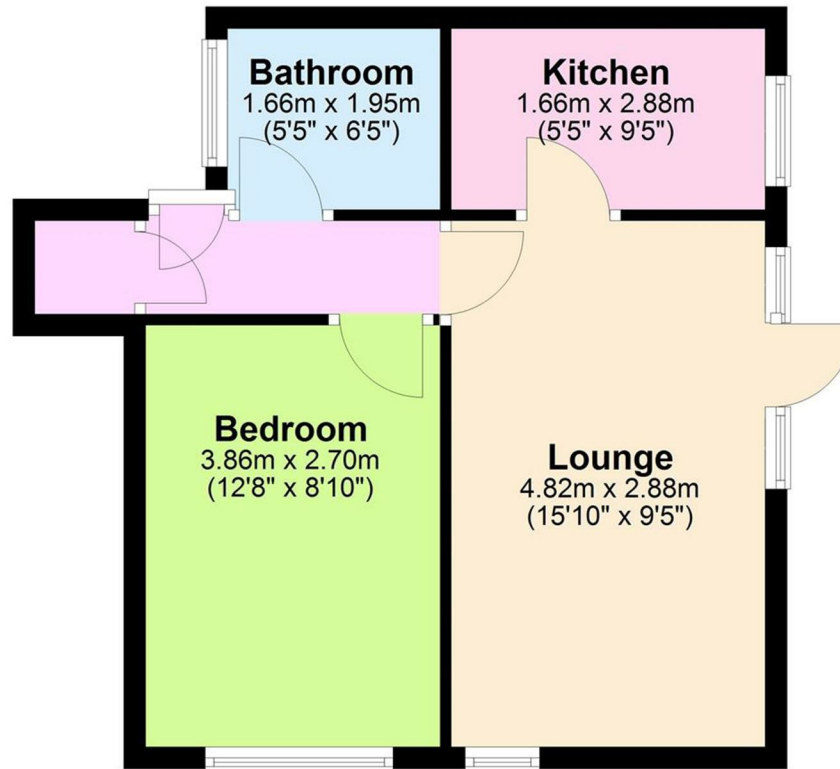
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## Floor Plan High Street

### Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 36.9 sq. metres (397.3 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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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