



2



1



1



C



Description

We are delighted to offer this beautifully presented two-bedroom second-floor apartment, forming part of a stunning and highly sought-after Art Deco building situated just yards from the seafront. Combining period character with modern comforts, the property also benefits from communal gardens, residents' parking and communal heating included within the maintenance charge.

Key Features

- Two-Bedroom Second-Floor Apartment
- Stunning Art Deco Building
- Just Yards from the Seafront
- Spacious West-Facing Lounge
- Original Art Deco Features
- Modern Shaker-Style Kitchen
- Two Good-Sized Double Bedrooms
- Communal Gardens & "Secret Garden"
- Residents' Parking & Bike Store
- Council Tax Band B | EPC Rating C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Accessed via stairs to the second floor, the accommodation opens into a long and welcoming entrance hall leading to all principal rooms.

A particular feature is the spacious west-facing lounge, where a large bay window allows plenty of natural light to fill the room. An attractive original Art Deco fireplace provides a wonderful focal point and complements the character of the building.

The modern Shaker-style kitchen is fitted with a range of units complemented by wood-effect worktops, with space and plumbing for a washing machine and space for a fridge/freezer. A rear door opens onto the fire escape, which provides access down towards the communal garden.

There are two good-sized double bedrooms, together with a well-presented bathroom featuring attractive part-tiled walls, a bath and wash basin. A separate WC completes the internal accommodation.

Outside, the building is surrounded by well-maintained communal gardens, including a delightful and secluded "secret garden" to the rear. Residents also have the use of a communal bike store and first-come, first-served non-allocated parking.

Further benefits include double glazing and communal heating, with the heating costs included within the maintenance charge. With its wealth of Art Deco charm, generous accommodation and superb position close to the seafront, this appealing apartment would make an excellent home or investment.

Tenure

Leasehold with 936 years remaining.

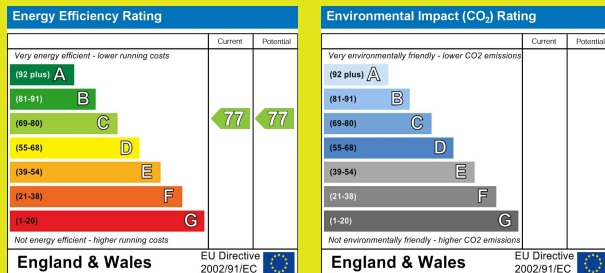
Service Charge: £330 per month (includes communal heating)



Floor Plan Boundary Road



Total area: approx. 67.2 sq. metres (723.4 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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co