

Share of Freehold - Offers Over £175,000



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D



## Description

We are delighted to offer to market this purpose built first floor flat ideally situated in this sought after West Worthing location with local shops, restaurants, bus routes, local parks and mainline station all nearby.

Accommodation offers open plan kitchen/lounge, two bedrooms and a family bathroom. The property also benefits from a balcony, parking space and is chain free.

## Key Features

- Purpose Built First Floor Flat
- Balcony
- Council Tax Band B
- Share of Freehold
- Two Double Bedrooms
- Parking Space
- EPC Rating D
- Chain Free





Communal stairs to first floor. Front door to:

#### **Hallway**

With a wall mounted electric heater, storage cupboard with shelves and cupboard housing water tank.

#### **Lounge**

**3.94 x 3.24 (12'11" x 10'7")**  
With tv point, double glazed window and double glazed door leading to east facing balcony area, breakfast bar area opening to:

#### **Kitchen**

**2.15 x 2.10 (7'0" x 6'10")**  
With a range of high gloss base and wall units, worktops incorporating a black sink with mixer tap, space for electric oven, space and plumbing for washing machine, metro tiled splashbacks, extractor fan and space for under counter fridge.

#### **Bedroom One**

**3.18 x 3.14 (10'5" x 10'3")**  
With double glazed window, wall mounted electric heater and fitted recess wardrobe.

#### **Bedroom Two**

**3.16 x 2.53 (10'4" x 8'3")**  
With double glazed window, cupboard with hanging/shelf and wall mounted electric heater.

#### **Bathroom**

Panel enclosed bath with fitted over bath Mira shower, pedestal basin, low level flush WC, part tiled walls and electric towel rail.

#### **Tenure**

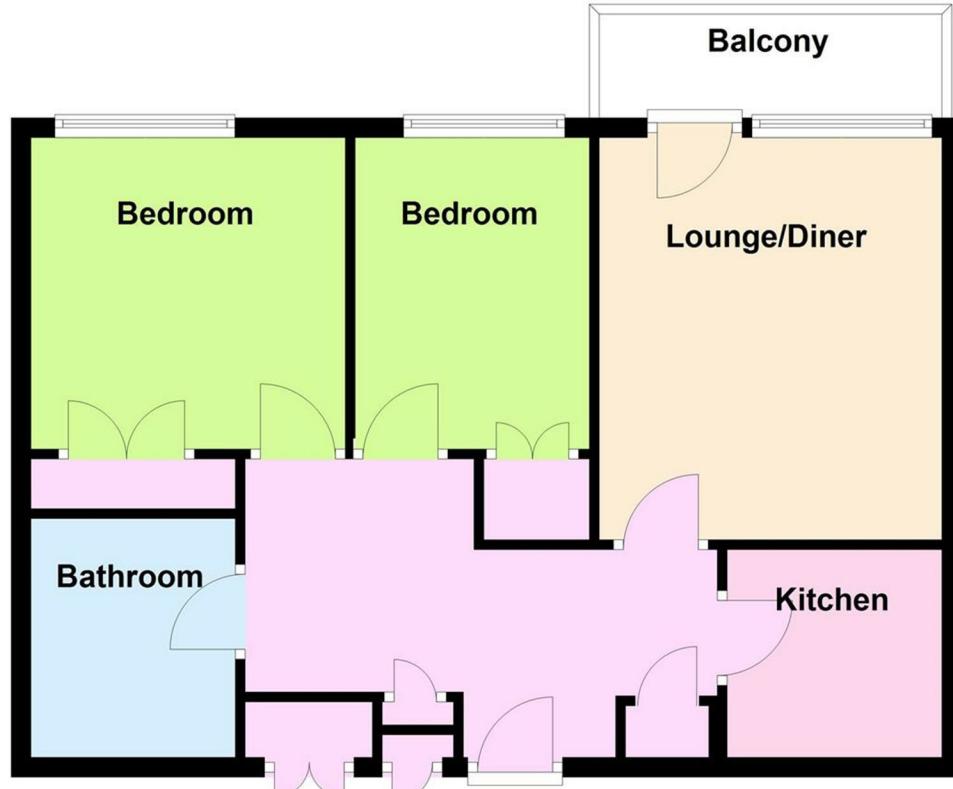
Share of Freehold



## Floor Plan Downview Road

### Floor Plan

Approx. 59.3 sq. metres (637.9 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	63
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

Robert  
Luff & Co