Robert Luff & Co

Selden Road, Worthing

Leasehold - Offers Over £130,000

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** CASH BUYERS ONLY **. We are delighted to offer this spacious two double bedroom ground floor flat, ideally situated in a popular central Worthing location just yards from the seafront and within easy reach of the town centre, mainline station and a wide range of local amenities. The property benefits from a bay fronted lounge with feature fireplace, fitted kitchen and shower room.

Key Features

- Two Double Bedroom Ground Floor Flat
- Popular Central Worthing Location
- Just Yards From Worthing Seafront
- Spacious Bay Fronted Lounge/Diner
- Feature Fireplace
- Fitted Kitchen
- Shower Room With Walk In Shower
- CASH BUYERS ONLY
- Close To Town Centre Amenities & Mainline Station
- Council Tax Band B | EPC Rating D

The accommodation comprises a spacious bay fronted lounge/diner featuring an attractive fireplace, together with a fitted kitchen offering a range of wall and base units, oven, hob and extractor fan, with the boiler also located within the kitchen.

There are two double bedrooms, with the principal bedroom benefiting from an area suitable for wardrobes. The shower room is fitted with a walk in shower, WC and wash hand basin set within a vanity unit.

The property is conveniently positioned in central Worthing, just yards from the seafront and within easy reach of town centre shops, restaurants, parks, schools and bus routes, as well as Worthing mainline station.

Tenure
Leasehold with 92 years remaining on the lease.
Ground Rent: £650 per annum.
Service Charge: £1,300 (approx) due every June & December.











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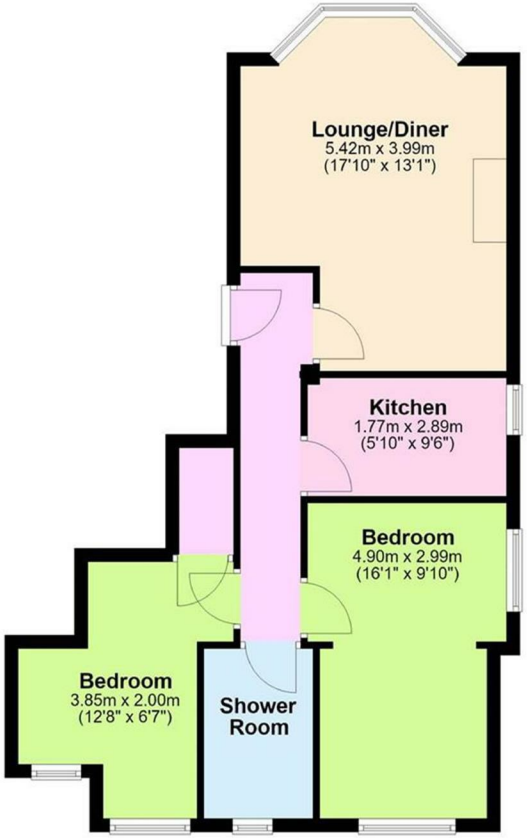
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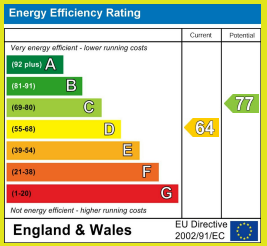
Floor Plan Selden Road

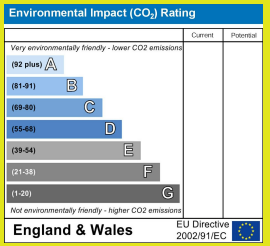
Ground Floor

Approx. 56.2 sq. metres (604.6 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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