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Description

We are delighted to offer this spacious second-floor, two double bedroom purpose-built flat located in the highly sought-after Heene/West Worthing district, just moments from local shops, bus routes and the seafront in Worthing. Benefiting from a south-facing balcony, garage, off-road residents' parking, a long lease and a chain-free sale, this property presents an excellent opportunity for a range of buyers.

Key Features

- Purpose-built second-floor flat with two spacious double bedrooms
- Both bedrooms with handy built-in wardrobes
- Light-filled lounge/diner opening onto a south-facing balcony
- Fitted kitchen with plenty of storage and workspace
- Bathroom plus separate WC for convenience
- Garage within a secure residents' compound
- Off-road residents' parking on a first-come, first-served basis
- Long lease offering peace of mind
- Chain-free sale close to shops, bus routes, and the seafront in Worthing
- Council Tax Band C | EPC Rating E





Accommodation

The accommodation comprises a welcoming entrance hall leading to two generous double bedrooms, both benefiting from built-in wardrobe space. There is a bright and spacious lounge/diner with direct access onto a south-facing balcony, perfect for enjoying the sunshine. The property also features a fitted kitchen, bathroom, and a separate WC for added convenience.

Further benefits include off-road residents' parking available on a first-come, first-served basis, a garage located within a compound, a long lease, and the significant advantage of a chain-free sale.

Tenure

Leasehold.

Ground Rent: £300 per annum

Service Charges: £3,000 per annum

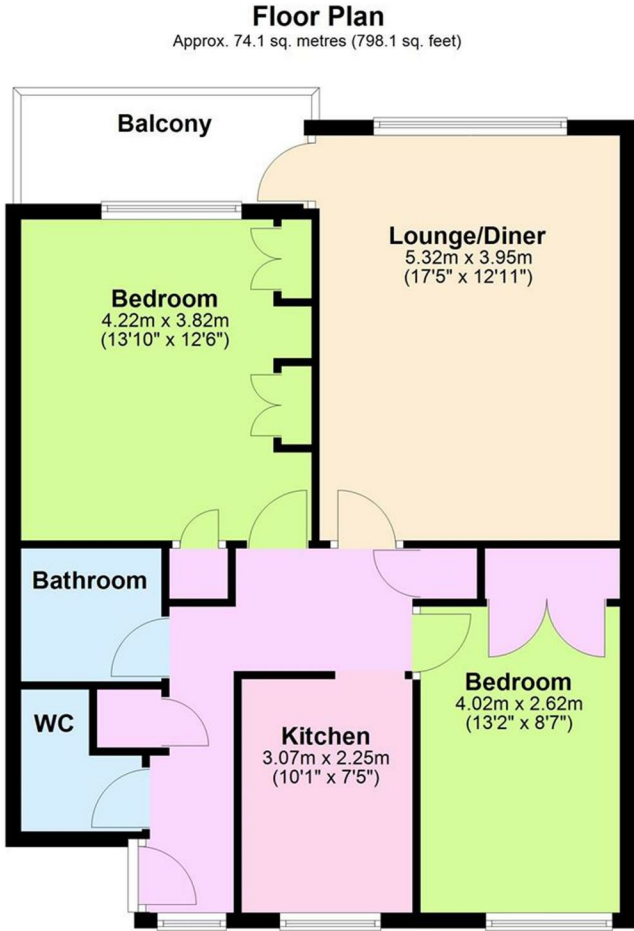


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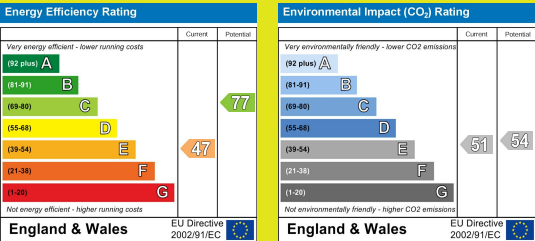
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Floor Plan Bath Road



Total area: approx. 74.1 sq. metres (798.1 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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