



3



1



1



D



Description

Robert Luff & Co are delighted to offer this three bedroom ground floor flat which is being sold with no forward chain. The property offers a generous sized living room, modern kitchen, two good sized double bedroom, a large single bedroom and a modern bathroom. The property is close to nearby bus routes, shops, schools and mainline train stations.

A real benefit of this property is the private south facing rear garden and off road parking to the front for three vehicles.



Key Features

- Ground Floor Flat
- Private Garden
- Good Size Lounge
- EPC - D
- Three Bedrooms
- Off Road Parking
- Modern Kitchen
- Council Tax Band - B



robertluff.co.uk

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

Robert
Luff & Co



Communal Entrance

Communal entrance via an entry phone.

Private Entrance

Private front door leading into an entrance hall:

Entrance Hall

Built in storage cupboard, Radiator, Door leading to:

Living Room

3.15 x 3.05 (10'4" x 10'0")

Double glazed window to rear overlooking the private garden, Feature fireplace, TV aerial, Radiator,

Kitchen

2.85 x 2.26 (9'4" x 7'4")

Double glazed window to the front, Single bowl sink unit in work surfaces, Matching wall and base units, Space for appliances, Part tiled walls.

Bedroom One

3.80 x 3.03 (12'5" x 9'11")

Double glazed window to rear overlooking the private garden, Built in cupboard housing the boiler, Radiator, Space for wardrobes.

Bedroom Two

3.50 x 3.03 (11'5" x 9'11")

Double glazed window to the front, Radiator, Space for wardrobes.

Bedroom Three

2.85 x 2.12 (9'4" x 6'11")

Double glazed window to front, Radiator, Space for wardrobes.

Bathroom

Double glazed frosted window to the rear, Panel enclosed bath with mixer tap, Overhead shower and shower screen, Low level flush WC, Pedestal wash hand basin, Part tiled walls.

To The Front

Off road parking for three vehicles.

Rear Garden

Private rear garden, South facing, Laid to lawn, Enclosed via fencing.

Tenure

Leasehold with 90 years remaining
Service Charge: £895 per annum



Floor Plan Mendip Road

Ground Floor
Approx. 57.0 sq. metres (613.1 sq. feet)



Total area: approx. 57.0 sq. metres (613.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

