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Description

Robert Luff & Co are pleased to present this beautifully presented one double bedroom ground floor flat located in the popular Columbia House development in Worthing. Living accommodation comprises one double bedroom, an open living space with re-fitted kitchen, flooring and bathroom. The property benefits an allocated parking space and a long lease too. It is located close to local schools, shops and transport links, internal viewing advised.

Key Features

- Ground Floor Flat
- Modern Finish
- Allocated Parking
- Leasehold
- EPC - C
- Purpose Built
- Long Lease
- Amenities Close By
- Council Tax Band - A



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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Entrance Hall

Living Area

5.31 x 2.77 (17'5" x 9'1")

Bedroom One

3.09 x 2.93 (10'1" x 9'7")

Bathroom

1.89 x 1.69 (6'2" x 5'6")



Parking

Allocated parking space and visitor parking

Agents Note

Lease: 121 years remaining

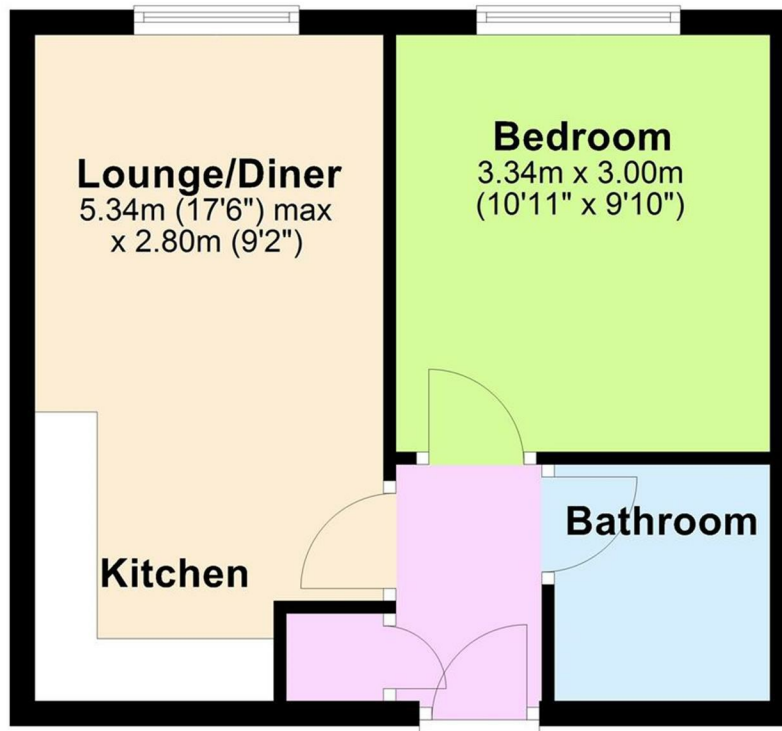
Service Charge: £1,784.60 per annum.

Ground Rent: £250 per annum.

Floor Plan Romany Road

Floor Plan

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 31.4 sq. metres (338.5 sq. feet)

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

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