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## Description

Robert Luff & Co are pleased to present this one double bedroom garden flat located in Worthing. The living accomodation in brief consists of one double bedroom, lounge/diner, kitchen and bathroom. The property also benefits a private garden, allocated parking, a large amount of storage space in the loft and is being offered with no ongoing chain. It is positioned close to local schools, shops and transport links and would make an ideal first property.



## Key Features

- Purpose Built Flat
- Private Entrance
- Parking
- Chain Free
- Leasehold
- One Double Bedroom
- Private Garden
- Low Running Costs
- EPC - E
- Council Tax Band - A





#### **Private Entrance**

Storage Cupboard with stairs to first floor

#### **Lounge / Diner**

**3.98 x 4.54 (narrowing to 3.28)**  
**(13'0" x 14'10" (narrowing to 10'9"))**

#### **Kitchen**

**3.81 x 1.72 (12'5" x 5'7")**

#### **Bathroom**

**2.18 x 1.67 (7'1" x 5'5")**

#### **Bedroom**

**3.22 x 3.13 (10'6" x 10'3")**

#### **Loft Space**

Fully boarded with ample storage space, power and lighting

#### **Garden**

Located to rear of property, accessed from side path with access gate.

#### **Parking**

Allocated parking to front of property

#### **Agents Note**

Lease - Remained of 999 years  
Service Charge - 50% share as and when  
Ground Rent - £100 PA



