



1



2



1



E



Description

We are delighted to offer to the market this third floor flat, with distant sea views, situated just off Worthing sea front, close to shops, restaurants, the beach, Worthing Hospital, bus routes, and mainline station.

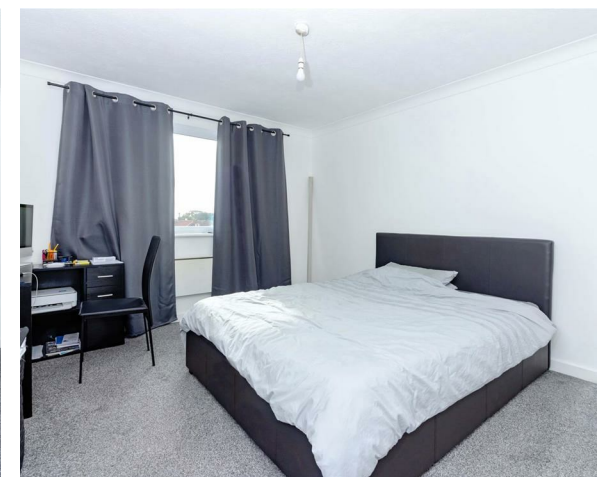
Accommodation comprises of lounge, modern kitchen, two good sized bedrooms, bathroom and separate WC. Other benefits include long lease, refurbished in 2019 and double-glazed windows.

NO FORWARD CHAIN



Key Features

- Third Floor Flat
- Two Good Sized Bedrooms
- Bathroom and Separate WC
- Long Lease
- EPC Rating E
- Distant Seaviews
- Lounge
- Communal gardens
- NO FORWARD CHAIN
- 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 Hall

Stairs and lifts to all floors.

Entrance Hall

Front door to hall way with two storage cupboards.

Lounge

4.53 (max) x 4.28 (max) (14'10" (max) x 14'0" (max))

Double-glazed window with westerly aspect views. Electric heater.

Kitchen

3.56 x 1.96 (11'8" x 6'5")

A range of high gloss white wall and base units. Stainless steel sink. Fitted electric oven and electric hob. Tiled splash back walls. Tiled floor. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window with distant sea views.

Bedroom One

3.96 (max) x 3.4 (12'11" (max) x 11'1")

Double-glazed window. Built in storage cupboard. Electric heater.

Bedroom Two

3.35 (max) x 2.70 (10'11" (max) x 8'10")

Double-glazed window. Electric heater.

Bathroom

White bathroom suite including a panel enclosed bath with shower over and screen. Hand wash basin set in vanity unit with mixer tap. Tiled walls and floor.

Separate WC

Low level flush WC. Wash hand basin set into vanity unit with mixer tap.

Outside

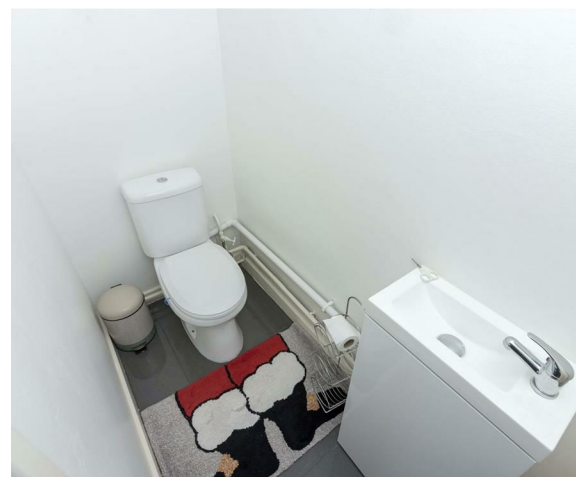
Communal gardens

Tenure

Leasehold - 103 years remaining (tbc)

Ground Rent- £260 Per half year

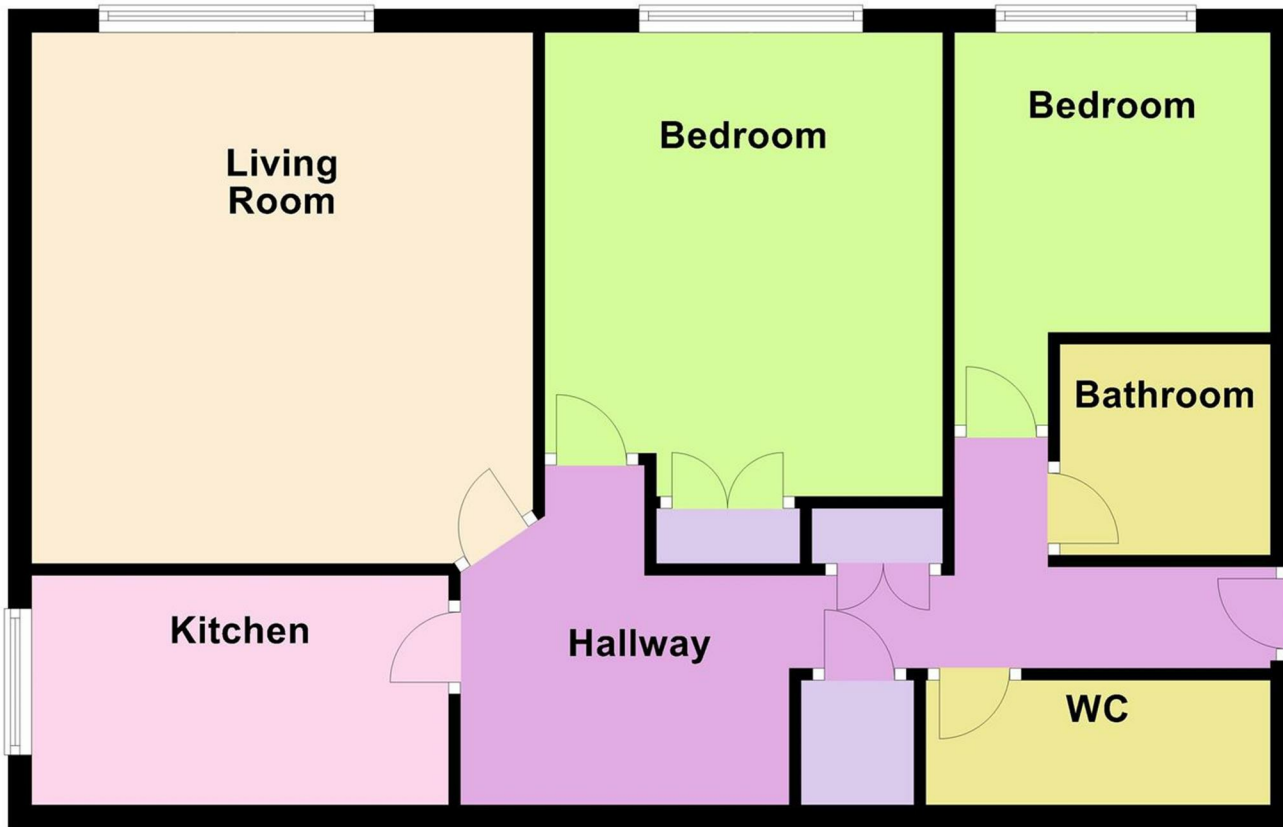
Maintenance - £160 Per month



* Disclaimer: Photographs were taken before current tenancy.

Floor Plan St. Georges Road

Floor Plan



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			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
		78			40
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co