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Description

**** sold prior to marketing ****

We are delighted to offer this spacious top floor flat, ideally situated in the heart of West Worthing. Conveniently located close to local shops, parks, bus routes and the mainline railway station, this well-proportioned property features two generous double bedrooms, a triple aspect lounge/diner, a separate kitchen, a family bathroom and an additional separate W/C. Offered for sale chain free with a long lease and reasonable service charges, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

Key Features

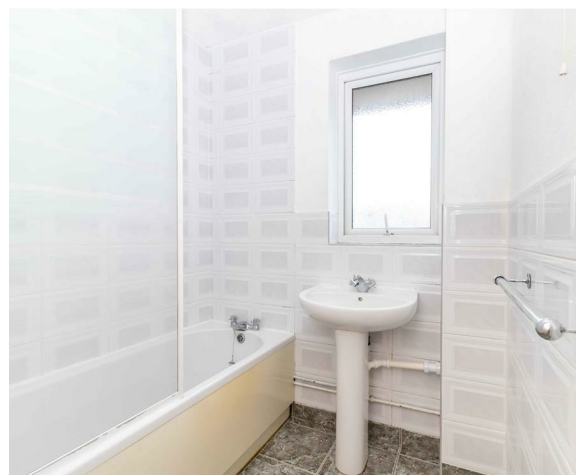
- Top floor flat in sought-after West Worthing location
- Two spacious double bedrooms
- Triple aspect lounge/diner with excellent natural light
- Separate kitchen with potential to modernise
- Family bathroom with separate W/C
- In need of light cosmetic updating throughout
- Long lease and reasonable service charges
- Offered for sale chain free
- Close to local shops, parks, bus routes and mainline station
- Council Tax Band B | EPC Rating



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Situated on the top floor, this bright and spacious flat offers well-balanced accommodation throughout and excellent potential for improvement.

Upon entering, a welcoming hallway provides access to all principal rooms. The property boasts a generous triple aspect lounge/diner, allowing for an abundance of natural light and creating an ideal space for both relaxing and entertaining. The kitchen is conveniently positioned and offers scope for updating to suit individual preferences.

There are two well-proportioned double bedrooms, both offering comfortable accommodation. The family bathroom is complemented by a separate W/C, adding practicality for everyday living.

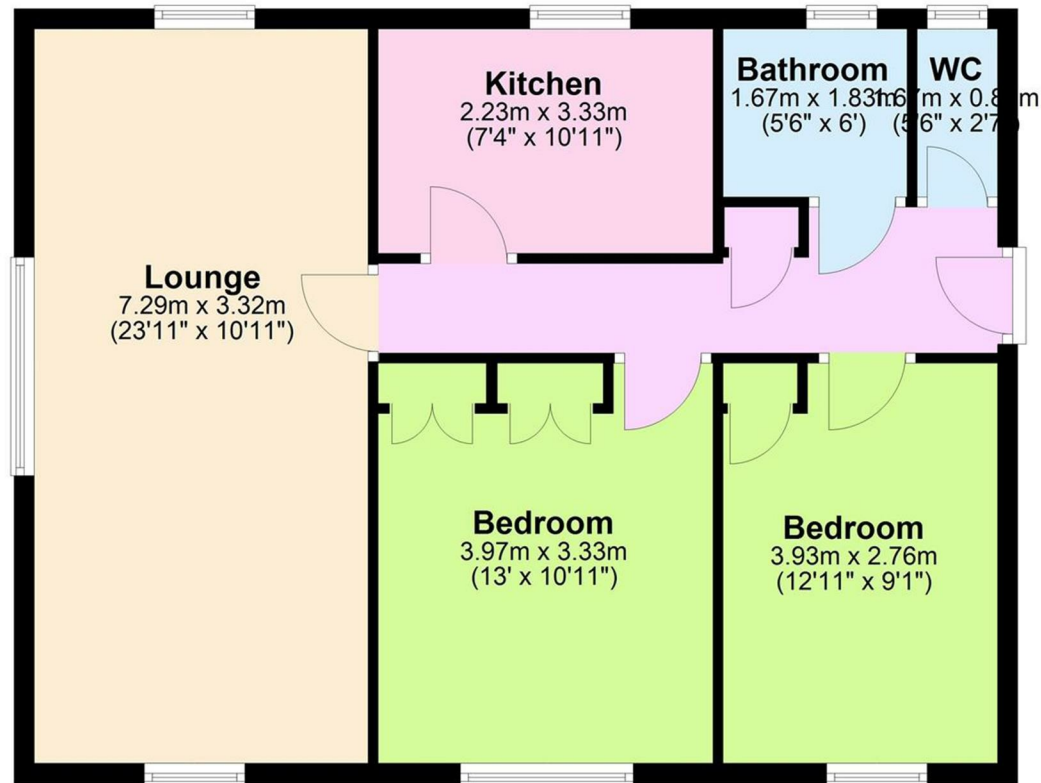
Although the property would benefit from light cosmetic updating, it provides a fantastic opportunity for buyers to add their own style and value. Further benefits include a long lease, reasonable service charge costs and a chain free sale, making it an attractive and straightforward purchase.

Tenure
Leasehold

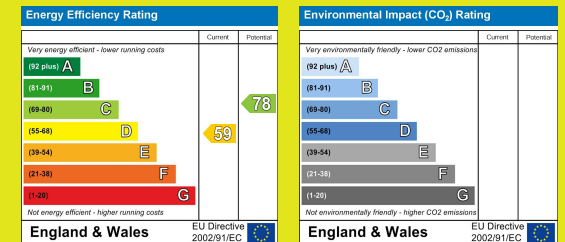
Floor Plan Rugby Road

Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 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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