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TBC





We are pleased to offer this spacious and well-presented first floor flat, situated in the ever-popular West Worthing district, nestled just off Mill Lane within the attractive development of Wolsey Place.

Upon arrival, you are greeted by a generous entrance hallway providing access to a large storage cupboard. Directly ahead is a spacious fitted kitchen, complete with a range of built-in appliances including an integrated fridge freezer, oven, dishwasher, gas hob, stainless steel sink, and modern flooring. The master bedroom is located off the hallway and benefits from fitted wardrobe space, additional storage, and a contemporary en-suite shower room.

To the rear of the property is an exceptionally spacious, bright, and airy lounge diner, offering a versatile layout to suit a variety of furniture arrangements. This impressive living space also features a Juliet balcony overlooking the well-maintained communal gardens.

Stairs from the hallway lead to the upper floor, with further storage available beneath. On the first floor, there is an airing cupboard housing the water tank with slatted shelving, a family bathroom with shower over bath and low-level WC, a flexible room ideal for use as a home office or occasional bedroom, and a further double bedroom featuring a large storage cupboard which could be adapted into a walk-in wardrobe.

The property further benefits from double glazing throughout, a long lease, reasonable maintenance charges, allocated parking, and is offered to the market chain free.

#### **Tenure**

Leasehold - Share of Freehold with 166 years remaining.

Service Charge: £2000 per annum.

### **Key Features**

- Spacious first floor flat
- Sought-after West Worthing location
- Bright lounge diner with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Two further bedrooms / office space
- Family bathroom and ample storage
- Allocated parking and long lease
- Chain-free sale
- Council Tax Band D | EPC Rating TBC



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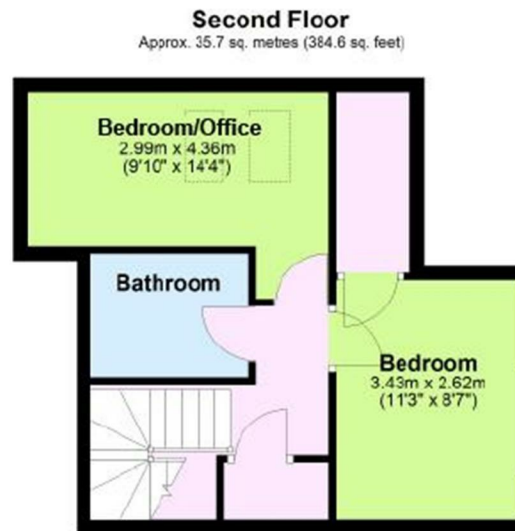
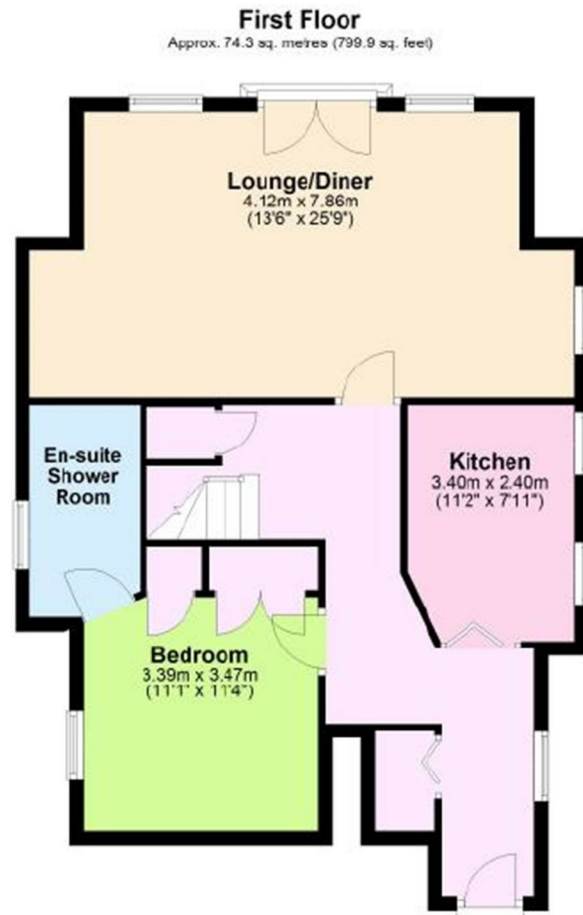


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## Floor Plan Mill Road



Total area: approx. 110.0 sq. metres (1184.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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