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Description

We are delighted to offer to market this one double bedroom converted flat situated in a prime central Worthing location just yards from Worthing Station and within walking distance to local shops, parks, bus routes and school. The accommodation offers an open plan style living/kitchen/diner, double bedroom and bathroom. Other benefits include a spacious and private west facing garden, share of freehold and off road parking for one vehicle.

Key Features

- One Bedroom Flat
- Prime Central Worthing Location
- Private West Facing Garden
- Allocated Off Road Parking
- Share Of Freehold
- Open Plan Lounge/Diner/Kitchen
- EPC - C
- Council Tax Band - A





Summary

Situated in the heart of Worthing on Christchurch Road, this well-presented one-bedroom flat offers a particularly appealing combination of generous outside space, private parking and a convenient central location.

The accommodation is clean and tidy throughout and comprises a double bedroom enjoying views over the garden, an open-plan lounge, dining and kitchen area, and a spacious bathroom. The property further benefits from a large west-facing private rear garden, an allocated off-road parking space and an external shed, providing excellent additional storage.

The property is offered with a share of the freehold and a long lease, with maintenance carried out on an as-and-when basis. Ideally positioned for access to the many amenities Worthing has to offer, the flat is within easy reach of Worthing railway station, local parks, shops, bus routes and a wide range of everyday amenities. This makes the property an attractive option for those seeking a well-located home with the added benefit of private outdoor space and parking.



Floor Plan Christchurch Road



Total area: approx. 34.3 sq. metres (369.2 sq. feet)

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.

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