



2



1



1



Description

Robert Luff & Co are delighted to offer this newly converted, beautifully presented, ground floor apartment set within this iconic building, yards from the mainline station with town centre shops, restaurants, parks, bus routes and the beach all nearby.

Accommodation offers entrance hall, beautiful lounge area with feature arched bay windows and 16 foot ceilings opening through into a modern kitchen, two double bedrooms and beautifully finished family bathroom. Other benefits include double glazing, gas fired central heating, a long lease and no chain.

All the apartments are sold with a 10 year NHBC new home warranty.



Key Features

- Newly Converted Ground Floor Apartment
- Yards from Mainline Station
- Feature Arched Bay Windows
- Gas Fired Central Heating
- Long Lease
- Two Double Bedrooms
- 10 Year NHBC New Home Warranty
- 16 Foot Ceilings
- Double Glazing
- No Chain



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Private front door with spyhole leading into:

Entrance Hall

Oak effect flooring throughout, wall mounted entry phone, wall mounted digital thermostat, skimmed ceiling, spotlights, smoke alarm, door leading to:

Lounge/Dining Room

6.27 x 5.95 (20'6" x 19'6")

Two beautiful feature oversized windows facing the front, oak effect flooring throughout, two radiators, tv point, telephone point, skimmed ceiling with spotlights, opening through into:

Kitchen

Single stainless steel sink unit with mixer tap and drainer inset to a marble effect roll top worksurface with matching range of matt wall and base units, built in oven with four ring hob and extractor above, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, wall mounted cupboard enclosed combi boiler, matching splashback and skimmed ceiling with spotlights.

Bedroom One

5.12 x 2.76 (16'9" x 9'0")

Triple aspect room with further feature oversized windows facing front and side aspects, radiator, space for wardrobes and skimmed ceiling.

Bedroom Two

3.79 x 2.90 (max) (12'5" x 9'6" (max))

Double glazed sash windows to front aspect, radiator, built in cupboard housing fuse board, space for wardrobes and skimmed ceiling.

Bathroom

Tiled floor, panel enclosed tiled bath with chrome designer mixer taps, shower attachment and glass screen, wash hand basin inset to vanity unit with matching designer chrome mixer tap, low level flush WC, wall mounted chrome heated towel rail, part tiled walls with a feature mirrored insert, skimmed ceiling with spotlights and extractor fan.

Tenure

Leasehold - 125 years

Service charge - £1200 per annum

Ground rent - £150 per annum



Floor Plan Northcourt Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(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 energy efficient - higher running costs					
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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co