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## Key Features

- First floor flat in sought-after seaside location
- Just yards from Worthing seafront and promenade
- One double bedroom
- Newly fitted kitchen
- Newly fitted bathroom
- Spacious lounge/dining room
- Character sash windows and stained glass feature window
- Gas fired central heating and long lease
- Council Tax Band A | EPC Rating D

We are delighted to offer this beautifully presented first floor flat, ideally situated just yards from the seafront and popular promenade in the highly sought-after seaside town of Worthing. The property benefits from a newly fitted kitchen and bathroom, bright and spacious accommodation, gas fired central heating, and a long lease, making it an ideal first-time purchase, investment, or coastal retreat.

The accommodation comprises a welcoming lounge/dining room featuring a sash window and an attractive stained glass feature window, creating a bright and characterful living space. The newly fitted kitchen is well-appointed with a sash window, built-in electric oven and hob, integrated fridge freezer, space and plumbing for a washing machine, and housing for the boiler.

The double bedroom enjoys a sash window and radiator, while the newly installed bathroom is fitted with a bath and shower over, WC, and wash hand basin.

Further benefits include gas fired central heating, and a long lease, making this an excellent opportunity for a range of buyers seeking a well-located coastal home.

### **Tenure**

Leasehold with 984 years remaining.

Service Charge: £299.94 per calendar month ( £3,599.28 per annum)



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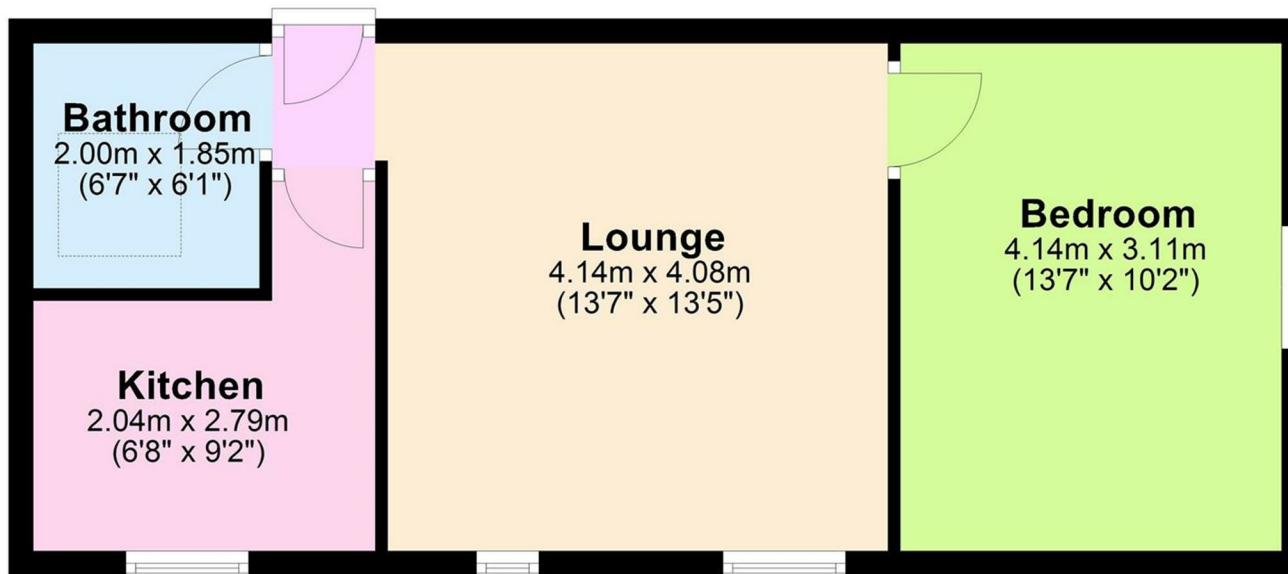
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co

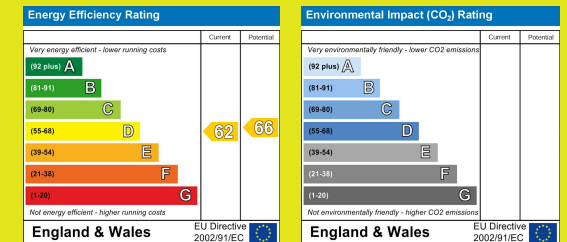
## Floor Plan Selden Lane

### Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 42.1 sq. metres (453.4 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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Luff & Co