

Robert
Luff & Co

Brighton Road, Worthing

Leasehold - Asking Price £230,000



2



1



1



TBC





We are delighted to offer this stunning two-bedroom ground floor seafront apartment, forming part of an attractive Art Deco building and enjoying direct sea views, a south-facing lounge, communal parking, and a highly sought-after location on Worthing's picturesque seafront promenade.

Perfectly positioned to take advantage of the coastal lifestyle, the accommodation is well presented throughout and comprises a bright and spacious south-facing lounge with delightful views across the seafront, a fitted kitchen, two generous double bedrooms, and a bathroom.

Further benefits include an undercroft storage cupboard providing useful additional storage and communal parking to the rear of the building.

Located just moments from Worthing town centre, residents can enjoy easy access to a wide range of shops, restaurants, cafés, transport links, and leisure facilities, making this an excellent permanent residence, seaside retreat, or investment opportunity.

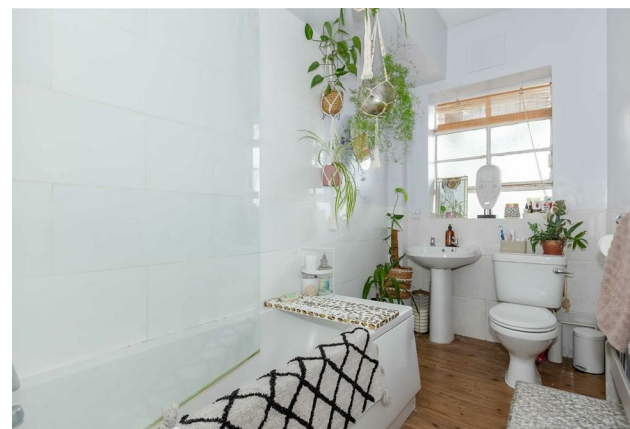
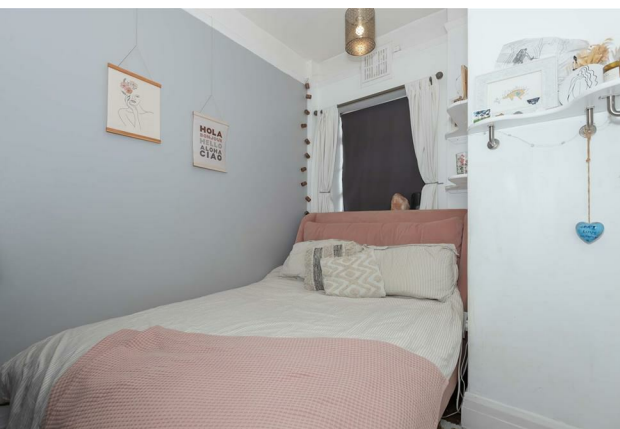
Tenure

Leasehold with 105 years remaining.

Service Charge: £400 per calendar month.

Key Features

- Ground floor seafront apartment
- Direct Sea views
- Attractive Art Deco building
- Bright and spacious south-facing lounge
- Two generous double bedrooms
- Fitted kitchen
- Bathroom
- Undercroft storage cupboard
- Communal parking to the rear of the building
- Council Tax Band B | EPC Rating TBC



robertluff.co.uk

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

Robert
Luff & Co

Floor Plan Brighton Road



Total area: approx. 59.0 sq. metres (635.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co