Robert Luff & Co

Phrosso Road, Worthing

Leasehold - Share of Freehold - Offers Over £200,000

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We are delighted to offer this beautifully presented and recently redecorated one-bedroom first-floor apartment, ideally positioned in the popular West Worthing area close to the seafront and Goring Road shopping parade. Recently re-carpeted and offering bright, well-proportioned accommodation, the property benefits from a spacious lounge, impressive south-facing sunroom, generous double bedroom, fitted kitchen, bathroom and separate WC.

Key Features

- One-Bedroom First-Floor Apartment
- Beautifully Presented Throughout
- Recently Redecorated & Re-Carpeted
- Spacious Lounge With Character Features
- Impressive South-Facing Sunroom
- Generous Double Bedroom With Bay Window
- Fitted Kitchen
- Bathroom & Separate WC
- Popular West Worthing Location Close to Seafront & Goring Road Shops
- Council Tax Band A | EPC Rating F

The accommodation is accessed via a front entrance with a separate door leading to the first-floor landing.

The spacious lounge is an attractive and welcoming room featuring an appealing fireplace with driftwood-effect mantelpiece, picture rail and stripped wooden flooring. French doors open directly into the impressive south-facing sunroom, where double-glazed windows and a southerly outlook provide plenty of natural light and create a lovely additional space for relaxing.

The kitchen is fitted with a range of base units and work surfaces, together with an integrated electric oven and hob and space and plumbing for a washing machine.

The generous double bedroom benefits from a double-glazed bay window to the front, providing excellent proportions and plenty of natural light. A bathroom and separate WC complete the accommodation.

Recently redecorated and re-carpeted, the apartment is well presented throughout and occupies a convenient position in the popular West Worthing area. The seafront and beach are within easy reach, while the nearby Goring Road shopping parade provides a good selection of shops and everyday amenities. Regular bus services also offer convenient connections into Worthing town centre and the surrounding areas.

Tenure
50% Share of Freehold - Leasehold with 973 years remaining.
Maintenance on an as and when basis. - split 50/50 with ground floor.











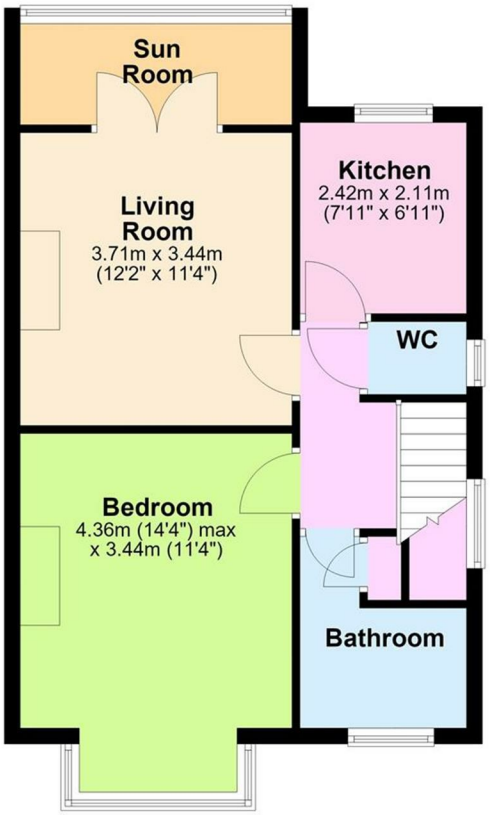
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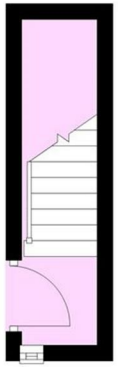
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Floor Plan Phrosso Road

First Floor
Approx. 48.5 sq. metres (521.5 sq. feet)

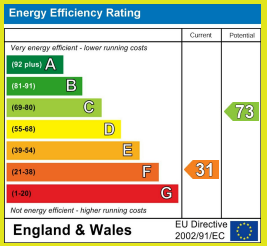


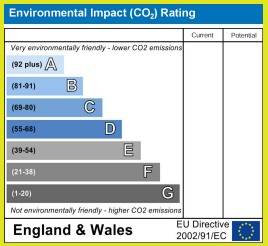
Ground Floor
Approx. 3.9 sq. metres (42.4 sq. feet)



Total area: approx. 52.4 sq. metres (564.0 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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