



1



1



1



E



Description

Robert Luff & Co are pleased to present this one double bedroom garden flat located in Worthing. The living accommodation in brief consists of one double bedroom, lounge/diner, kitchen and bathroom. The property also benefits a private garden, allocated parking, a large amount of storage space in the loft and is being offered with no ongoing chain. It is positioned close to local schools, shops and transport links and would make an ideal first property.

Key Features

- Purpose Built Flat
- Private Entrance
- Parking
- Chain Free
- Leasehold
- One Double Bedroom
- Private Garden
- Low Running Costs
- EPC - E
- Council Tax Band - A



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



Private Entrance

Storage Cupboard with stairs to first floor

Lounge / Diner

3.98 x 4.54 (narrowing to 3.28)
(13'0" x 14'10" (narrowing to 10'9"))

Kitchen

3.81 x 1.72 (12'5" x 5'7")

Bathroom

2.18 x 1.67 (7'1" x 5'5")

Bedroom

3.22 x 3.13 (10'6" x 10'3")

Loft Space

Fully boarded with ample storage space, power and lighting

Garden

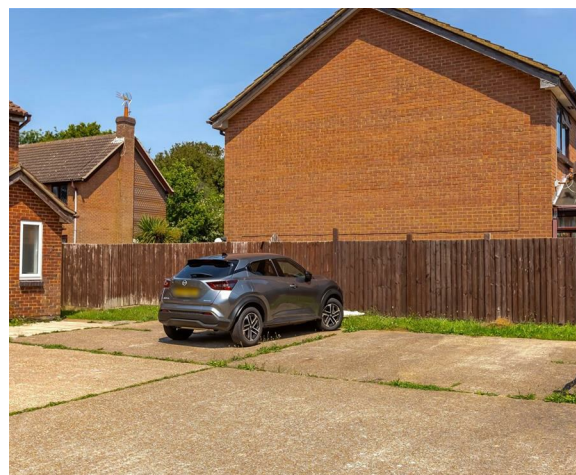
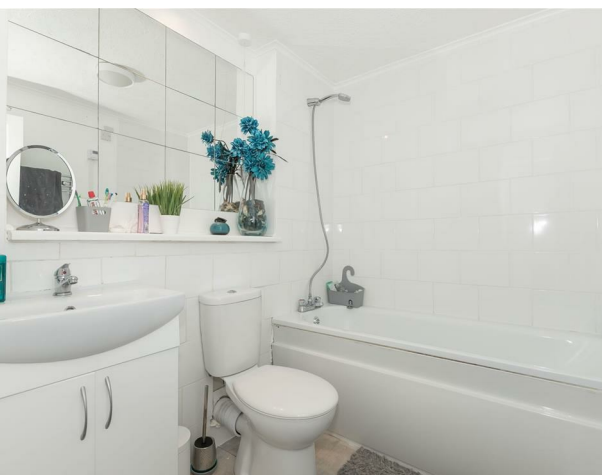
Located to rear of property, accessed from side path with access gate.

Parking

Alloated parking to front of property

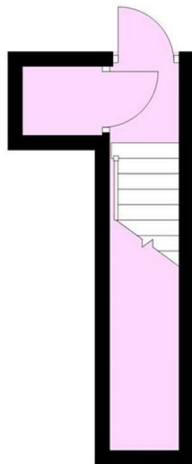
Agents Note

Lease - Remained of 999 years
Service Charge - 50% share as and when
Ground Rent - £100 PA

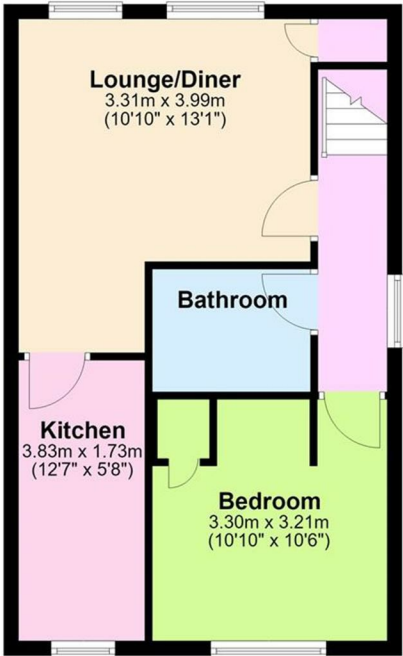


Floor Plan Corfe Close

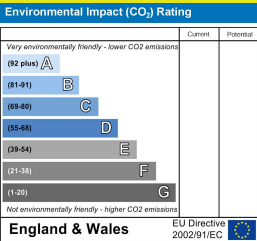
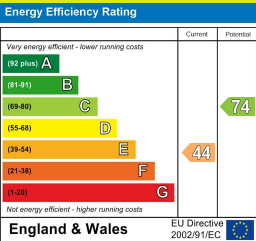
Ground Floor
Approx. 6.1 sq. metres (65.5 sq. feet)



First Floor
Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 48.8 sq. metres (525.5 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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co