

Leasehold - Offers In Excess Of £265,000



2



1



2



TBC





## Key Features

- First-floor split-level two-bedroom maisonette in the heart of Worthing
- Short walk to Worthing mainline station, local shops, parks, and bus routes
- Well-presented and versatile living accommodation
- Re-fitted shower room with rainfall shower
- Bright living room opening onto a private south-facing terrace
- Modern kitchen with Metro tile splashbacks, wood-effect work surfaces, and built-in appliances
- Spacious double bedroom with new double glazing, spotlights, laminate flooring, and electric radiator
- Top-floor versatile room with dual-aspect Velux windows and ensuite bathroom
- Extended lease of 177 years with low service charge, ready to move into
- EPC Rating TBC | Council Tax Band A

## **Property Description**

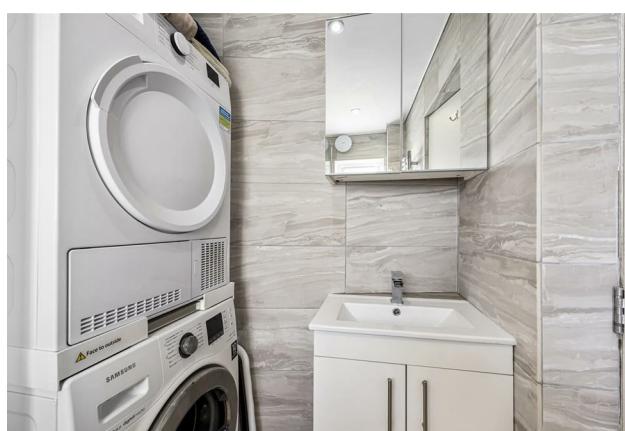
This beautifully maintained maisonette offers a versatile and flexible layout over two levels. On entry, you are greeted by a stylish re-fitted shower room, fully tiled and complete with a rainfall shower, and space for washing machine and tumble dryer. A couple of steps lead into a bright room currently used as a living space, featuring a double-glazed door opening onto a spacious south-facing terrace - perfect for morning coffee or entertaining.

To the front, the first floor houses a modern kitchen with green Metro tile splashbacks, grey gloss wall and base units, wood-effect work surfaces, and integrated appliances including an electric oven, induction hob, and dishwasher. The first floor also includes a generously sized double bedroom, newly fitted with double glazing, spotlights, laminate flooring, and a brand-new electric radiator.

The top floor offers a versatile room suitable as a second double bedroom or office space, featuring dual-aspect Velux windows and an en suite bathroom with a panel-enclosed bath and rainfall shower.

Additional benefits include an extended lease of 177 years, low service charges, and a property ready to move into. Recently repainted in calming pastel green tones, the maisonette exudes warmth and a welcoming atmosphere throughout, providing flexible spaces that can be adapted to your lifestyle.





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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff  
& Co



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## Floor Plan Teville Road

## Teville Road



Approximate Gross Internal Area = 64.54 sq m / 694.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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Rating	Score Range	Color
A	(92+)	Green
B	(81-91)	Light Green
C	(69-80)	Yellow
D	(55-58)	Orange
E	(39-54)	Red
F	(21-38)	Dark Red
G	(1-20)	Very Dark Red

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

EU Directive 2002/81/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.

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