



3



1



1



C



## Description

We are delighted to offer to the market this well-presented three double bedroom maisonette ideally situated in this favoured central location just yards from the mainline station and with town centre shops, restaurants, schools, parks, bus routes, and easy access to the beach, A27 and A24 nearby. Accommodation offers an entrance hallway, a bay-fronted open-plan living area, three double bedrooms over two floors, and a modern family bathroom. Other benefits include a long lease, double glazing, and gas-fired central heating.



## Key Features

- First Floor Maisonette
- Bay-Fronted Open-Plan Living Area
- Modern Kitchen area
- Gas Fired Central Heating
- Three Double Bedrooms
- Double Glazing Throughout
- Council Tax Band - B
- EPC Rating - C





### **Communal Entrance**

Stairs leading up to first floor.  
Front door leading to:

### **Entrance Hallway**

Wood laminate flooring throughout. Loft hatch. Attractively split level. Stairs leading to second floor. door leading into:

### **Open-Plan Living Area**

**4.76 x 4.47 (15'7" x 14'7")**  
Double glazed bay window to front and further double glazed window to front. Single sink unit inset into a marble roll top work surface with mixer tap and drainer. Matching range of high gloss white fronted wall and base units. Built in oven and four ring gas hob with a stainless steel extractor above. Space and plumbing for fridge/freezer and washing machine. Tiled splashback. Space for table and chairs. Laminate flooring throughout. Radiator. TV point. Skimmed ceiling.

### **Bedroom Three**

**4.71 x 4.24 (15'5" x 13'10")**  
Stairs leading up. Double glazed velux windows to front and rear aspect. Radiator. TV point. Wood laminate flooring. Skimmed ceiling with spotlights.

### **Bathroom**

Double glazed frosted window to side aspect. Panel enclosed bath with chrome mixer tap and shower attachment over. Low level flush WC. Wash hand basin set into a vanity unit with matching chrome mixer tap and tiled splashback. Wall mounted chrome heated towel rail. Skimmed ceiling with extractor and spotlights.

### **Tenure**

Leasehold with 125 years on the lease upon completion.  
Annual Ground Rent - Peppercorn  
Annual Service Charge - Split with ground floor flat. 45% Ground floor and 55% top floor.



### **Bedroom One**

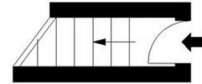
**3.75 x 3.23 (12'3" x 10'7")**  
Double glazed window to rear. Laminate wood flooring throughout. Radiator. TV point. Space for wardrobes. Skimmed ceiling.

### **Bedroom Two**

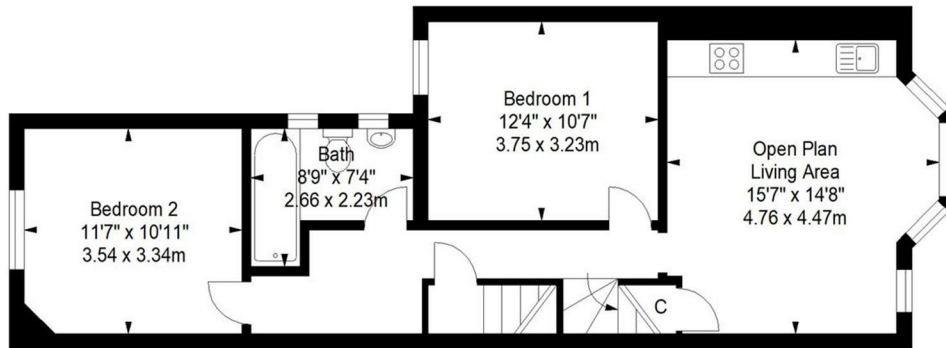
**3.54 x 3.34 (11'7" x 10'11")**  
Double glazed window to rear aspect. Radiator. TV point. Space for wardrobes. Skimmed ceiling.

# Floor Plan Eastcourt Road

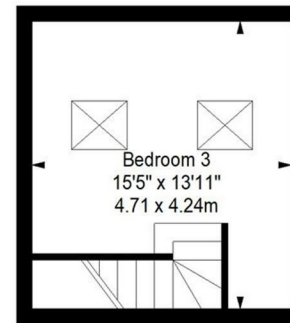
Ground Floor  
Entrance



First Floor



Second Floor



Approximate gross internal floor area 83.2 sq m/ 895.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			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