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TBC





Key Features

- Spacious two-bedroom first-floor apartment
- Beautifully presented throughout
- Cash buyers only due to short lease
- Impressive open-plan lounge/dining room
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms
- Stylish bathroom with separate walk-in shower
- Private south-west facing rear garden
- Garage with power and off-road parking
- Council Tax Band B | EPC Rating TBC

We are delighted to offer this spacious and beautifully presented two-bedroom first-floor purpose-built apartment, occupying a particularly appealing position with its own private entrance, generous south-west facing rear garden, garage and off-road parking. Well suited to downsizers or investors, the property offers bright and versatile accommodation with a modern finish throughout.

The accommodation is accessed via a private entrance, with stairs leading to a welcoming first-floor landing. The impressive open-plan lounge provides a bright and inviting living space, with two large double-glazed windows allowing plenty of natural light to flood the room. There is ample space for comfortable seating and a substantial dining table, making this an ideal area for both everyday living and entertaining.

The modern fitted kitchen is finished with a range of white gloss wall and base units, complemented by sand-coloured worktops. Features include a five-ring gas hob with extractor hood, electric oven, space for a freestanding fridge/freezer and plumbing for both a washing machine and dishwasher. Two double-glazed windows, a gas radiator, inset downlights and attractive laminate tiled-effect flooring complete the room.

There are two well-proportioned double bedrooms. The principal bedroom benefits from a south-west facing double-glazed window, carpeted flooring, gas radiator and ample space for freestanding furniture. Bedroom Two is also a generous double room and features a large double-glazed window, gas radiator and built-in cupboard housing the boiler, together with loft access providing useful additional storage.

The stylish bathroom is fitted with a white suite comprising WC, vanity wash hand basin with storage beneath, illuminated mirror, panel-enclosed bath and separate walk-in shower. Part-tiled walls, laminate flooring, heated towel rail, inset downlights and a frosted south-facing double-glazed window complete the room.

Outside, the private south-west facing rear garden enjoys plenty of sunshine and is arranged with areas of lawn and patio, together with a greenhouse and useful storage shed. The property also benefits from a garage with electric up-and-over door, power supply and excellent storage potential, alongside off-road parking adjacent to the entrance. Further benefits include gas central heating and double glazing throughout.

Tenure

Leasehold with 40 years remaining | Maintenance Charge: As and when
Ground Rent & Buildings Insurance: £250 per year (approx)



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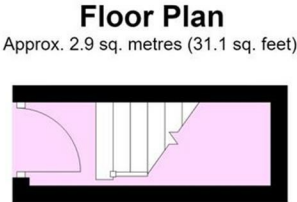
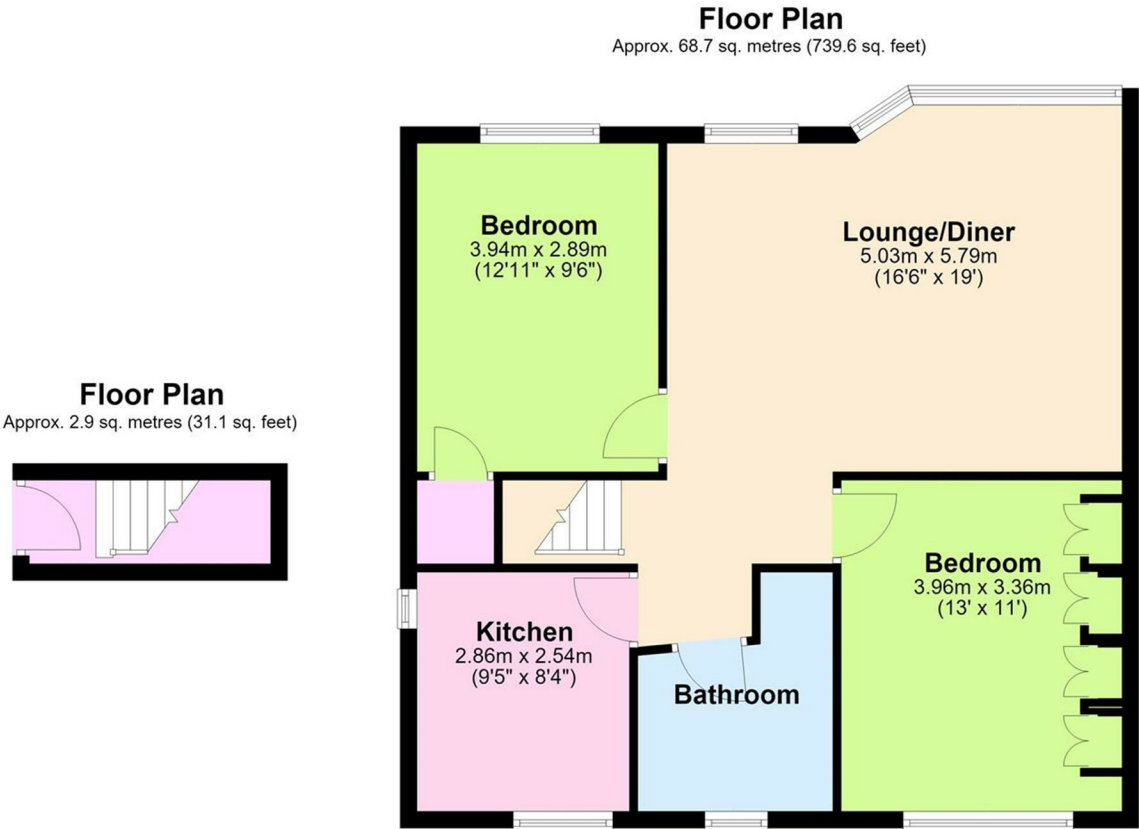


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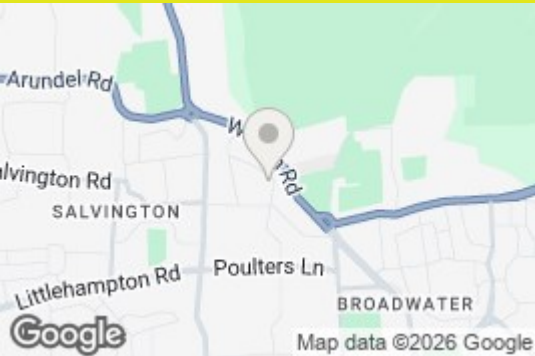
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Floor Plan Offington Drive



Total area: approx. 71.6 sq. metres (770.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
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.