

SUMMARY

Well Presented First Floor Flat
Bay Fronted Living Room
Double Bedroom
Modern Kitchen
Heart of Worthing Town Centre
EPC Rating - D
Yards From the Seafront
Close to Town Centre
NO FORWARD CHAIN



Location & Description

Robert Luff & Co are delighted to offer to market this well presented and recently refurbished first floor flat ideally situated in the heart of Worthing town centre just yards from the beach with town centre shops, restaurants, bus routes and mainline station nearby. Accommodation offers living room, double bedroom, kitchen and modern bathroom. Other benefits include a long lease, low outgoings and no forward chain.





ACCOMMODATION

Communal Entrance

Stairs up to first floor, door leading into:

Entrance Hall

Wooden flooring, built in cupboard housing tank and offering storage, spotlights, door into:

Lounge 15' 6" x 12' 6" (4.72m x 3.81m)

Original stained glass bay window to front, wooden flooring, radiator, TV point, telephone point, spotlights, opening into:

Re-fitted Kitchen 7' 6" x 6' 0" (2.28m x 1.83m)

Original stained glass window to front, stainless steel sink unit inset to work surface with mixer taps and drawer, matching range of wall and base units, built in oven and four ring gas hob, stainless steel extractor hood above, integrated fridge / freezer, part tiled walls, spotlights.

Re-fitted Shower Room

Fully tiled walls, panel enclosed bath with glass screen and shower over, low level flush W.C, wash hand basin with mirror above and shaving point, heated chrome towel rail.

Bedroom 12' 4" x 8' 4" (3.76m x 2.54m)

Original sash window to rear, feature fireplace with tiled inset, radiator.

Tenure

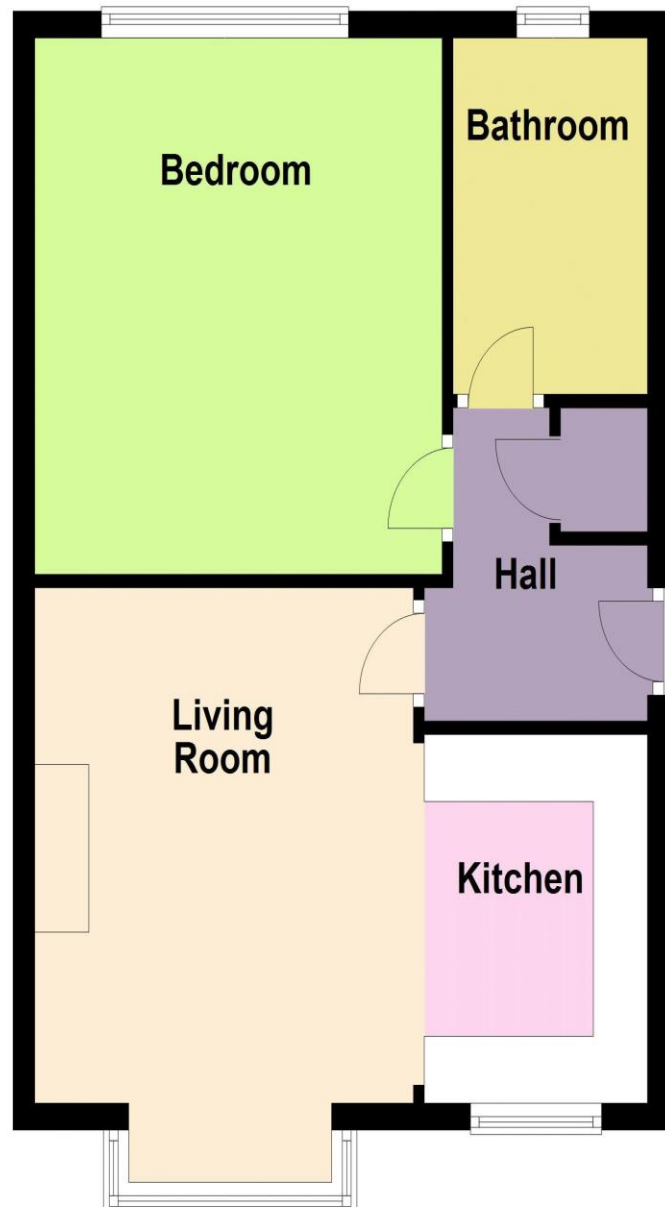
leasehold - 123 years remaining.

Agents Notes

In accordance with the Estate Agency Act 1979, the vendor of this property is a member of staff of Robert Luff & Co.



Floor Plan



Agents Note

Potential buyers/tenants should be made aware that the measurements provided are for general guidance only and cannot be relied upon. We advise measurements are taken by you before ordering any carpets/furniture.

Whilst we try and make our property details fair, accurate and reliable they are only a general guide to the property and ask that if you have any questions regarding the property you contact us where we will be happy to answer but advise you to arrange a viewing for you to independently verify.