Robert Luff & Co

Newland Road, Worthing

Leasehold - Asking Price £220,000

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We are delighted to offer this spacious and versatile two/three-bedroom split-level maisonette, ideally situated within easy reach of Worthing town centre, local amenities and the mainline railway station. Benefitting from its own private entrance, flexible accommodation arranged over two floors, a long lease and low outgoings, the property is offered for sale chain free.

Key Features

- Spacious Two/Three-Bedroom Maisonette
- Split-Level Accommodation Over Two Floors
- Private Entrance
- Versatile Bay-Fronted Reception Room/Bedroom
- Modern & Spacious Kitchen/Diner
- Ground-Floor Shower Room & First-Floor WC
- Convenient Location Close to Worthing Town Centre
- Easy Reach of Mainline Railway Station
- Chain Free Sale | Long Lease | Low Outgoings
- Council Tax Band A | EPC Rating D

The ground floor accommodation comprises a private entrance hall leading to a generously proportioned bay-fronted reception room, which could alternatively be utilised as a double bedroom. A further good-sized bedroom, currently arranged to incorporate a home office, offers additional flexibility, whilst a shower room completes the ground floor.

Stairs lead to the first floor, where a spacious double bedroom enjoys plenty of natural light from a large window overlooking the rear. The modern kitchen/diner provides an excellent space for cooking and dining, featuring contemporary matt navy units, wood-effect work surfaces, an induction hob, electric oven and stainless steel extractor fan. Two double-glazed windows create a bright and welcoming environment.

A separate WC with wash hand basin and vanity unit completes the first-floor accommodation, whilst the landing provides access to the loft space.

Offering generous proportions and adaptable living arrangements, this property presents an excellent opportunity for a variety of purchasers. Early viewing is highly recommended.

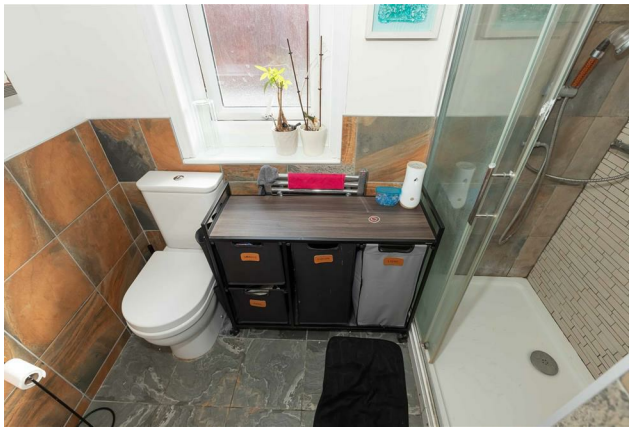
Tenure
Leasehold with 146 years remaining.
Service Charge: £250 per annum.











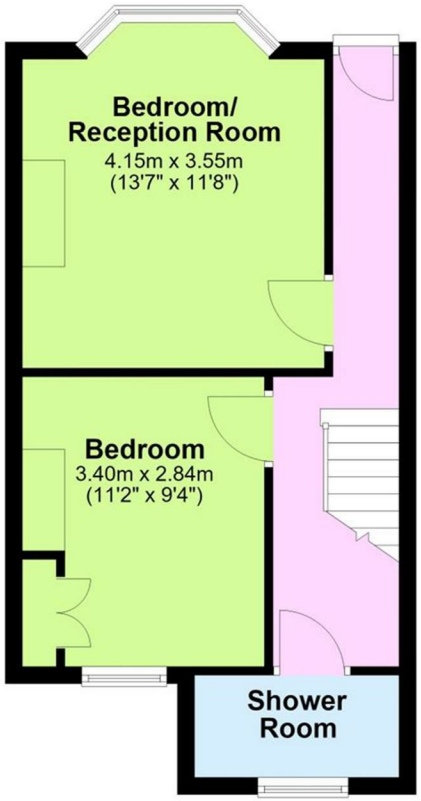
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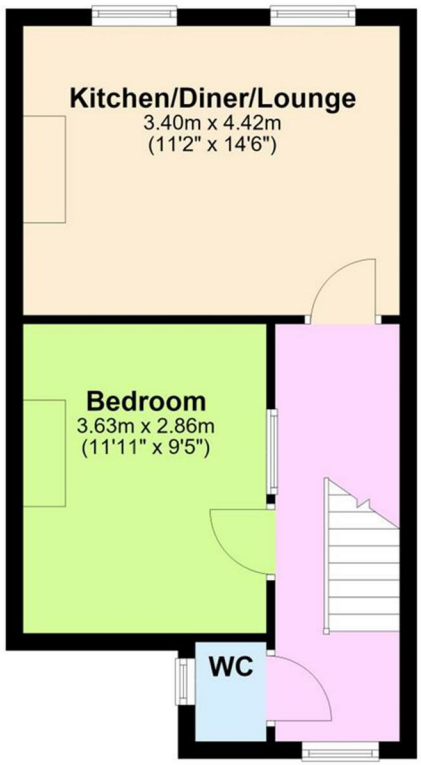
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Floor Plan Newland Road

Ground Floor
Approx. 34.9 sq. metres (375.9 sq. feet)

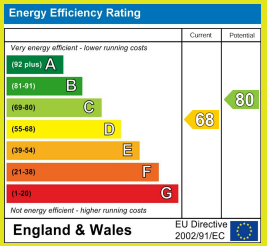


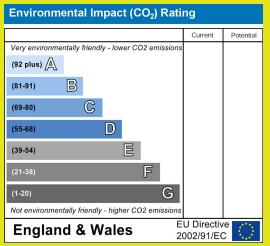
First Floor
Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 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.

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