Robert Luff & Co

Becket Road, Worthing

Leasehold - Offers Over £160,000

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We are delighted to offer this well-presented one-bedroom ground floor apartment, situated in the popular residential area of West Worthing. The property benefits from its own private entrance, spacious open-plan lounge/diner, modern fitted kitchen with integrated appliances, contemporary bathroom and a private west-facing courtyard garden, together with gas central heating and double glazing.

Key Features

- One-Bedroom Ground Floor Apartment
- Own Private Entrance
- Spacious Open-Plan Lounge/Diner
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Fully Tiled Bathroom
- Private West-Facing Courtyard Garden
- Gas Central Heating & Double Glazing
- Close to West Worthing Railway Station
- Convenient for Local Shops & Amenities
- Council Tax Band A | EPC Rating C | Chain Free

The accommodation is approached via its own private entrance, opening directly into a particularly spacious open-plan lounge/diner. Two double-glazed Velux skylights provide plenty of natural light, while further features include useful built-in storage and double doors leading to the courtyard.

The modern fitted kitchen offers a range of matching wall and base units with work surfaces, a stainless steel sink and a selection of integrated appliances including a Samsung oven, halogen hob with extractor hood, fridge/freezer and washing machine. The combination boiler is also neatly concealed within a wall-mounted cupboard.

There is a well-proportioned double bedroom with a double-glazed window and radiator, while the contemporary bathroom is fully tiled and fitted with a panel-enclosed bath with shower attachment and folding screen, wash hand basin with vanity storage, WC and heated towel rail.

Outside, a particular feature of the property is the private west-facing courtyard garden. Fully enclosed and paved for ease of maintenance, it provides a pleasant and secluded outside space to enjoy the afternoon and evening sun.

Further benefits include gas central heating and double glazing. The apartment is conveniently positioned in West Worthing, within easy reach of West Worthing railway station and a good selection of local shops, amenities and transport links.

Tenure
Leasehold with 83 years remaining.
Ground Rent - £100 per annum.
Service Charge: £1,300 per annum (paid in two payments - January & July)











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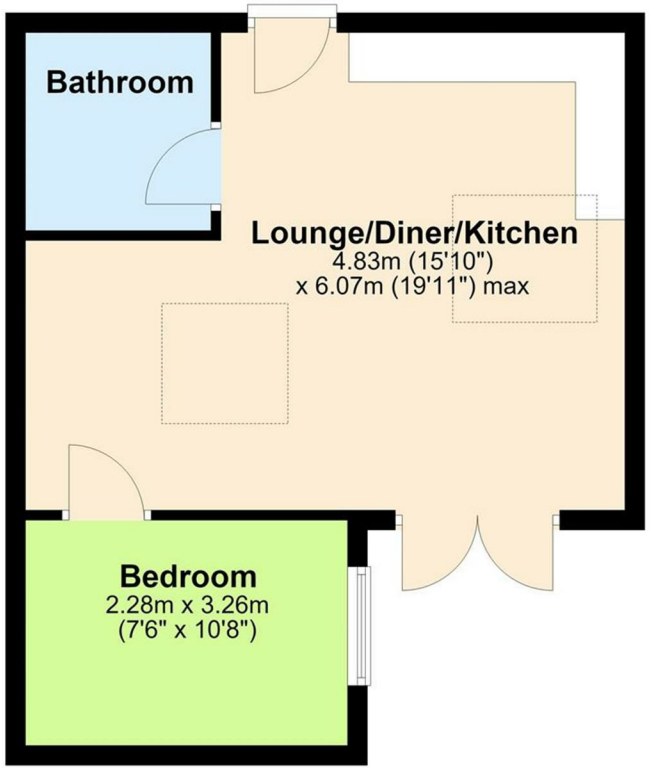
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Floor Plan Becket Road

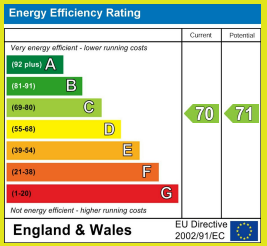
Floor Plan

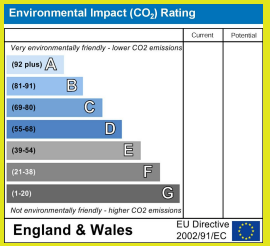
Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 37.1 sq. metres (399.0 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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