



11 Church Walk | | Worthing | BN11 2LS







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£270,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING FIRST-FLOOR APARTMENT CLOSE TO THE BEACH.

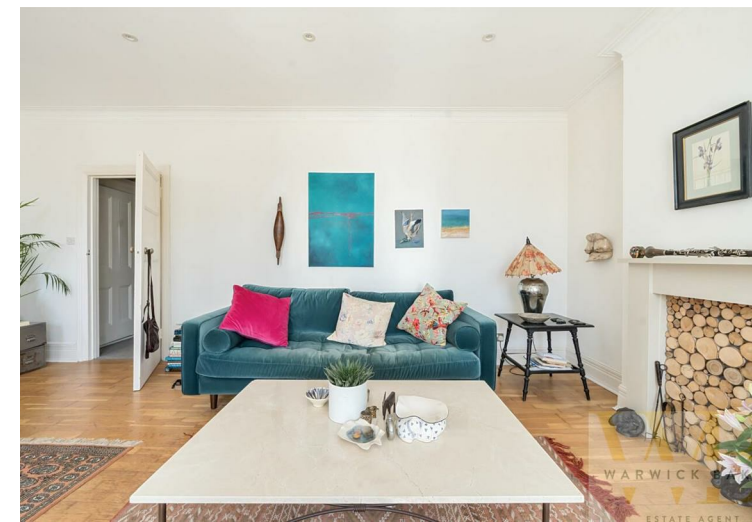
SET IN A QUIET ROAD, THIS BRIGHT, LIGHT AND SPACIOUS APARTMENT BENEFITS FROM HAVING TWO DOUBLE BEDROOMS, A 20FT SOUTHERLY ASPECT LIVING / DINING ROOM WITH BALCONY, 16FT KITCHEN BREAKFAST ROOM AND GARDENS.

THE FLAT IS A FREEHOLD - CASH BUYERS ONLY

PLEASE CALL 01273 461144

- STUNNING BALCONY APARTMENT
- QUIET ROAD, JUST BACK FROM THE BEACH
- 20' X 14' SOUTHERLY ASPECT LIVING / DINING ROOM WITH BALCONY
- TWO DOUBLE BEDROOMS
- 16'7 X 8'10 KITCHEN BREAKFAST ROOM WITH VIEWS
- SOUTHERLY ASPECT GARDEN
- MODERN BATHROOM
- FREEHOLD APRTMENT - CASH BUYERS ONLY
- PLEASE CALL TO VIEW
- 01273 461144



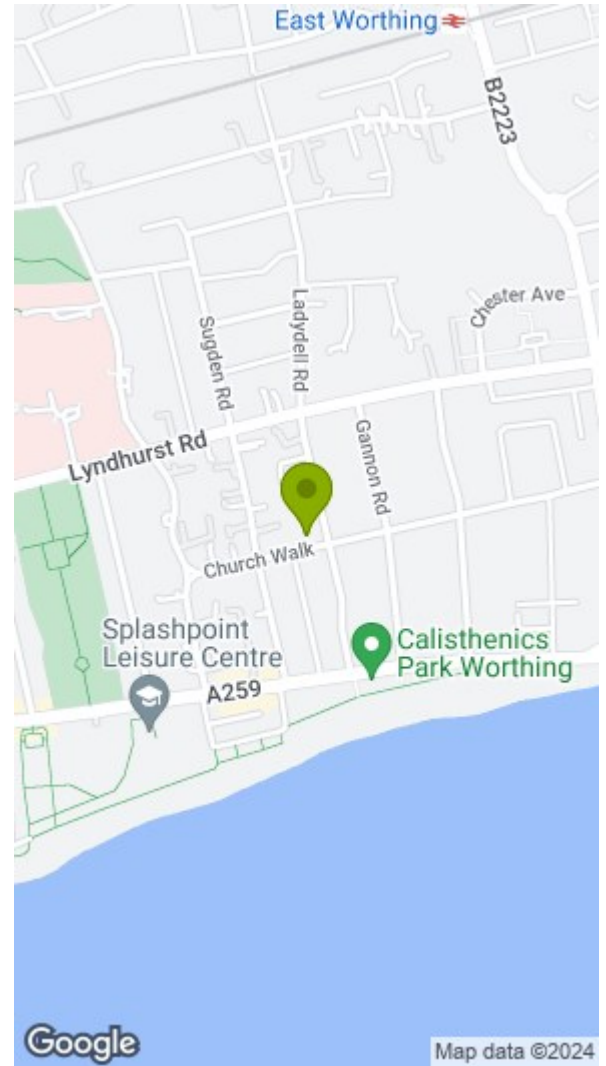


# Church Walk, Worthing, BN11

Approximate Area = 862 sq ft / 80.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecorn 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1179868



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</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 energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	