



The Boulevard, Worthing

Price
£220,000
Leasehold

- Top Floor Apartment
- Two Double Bedrooms
- Garage
- NO FORWARD CHAIN
- Modern Kitchen
- EPC - E
- Close to Mainline Station
- LEASEHOLD
- Attractive View
- COUNCIL TAX - B

A well presented purpose built top floor flat ideally situated in this favoured location close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, kitchen, utility area, living room, two double bedrooms and a family bathroom. Other benefits include a garage in compound. The property also has no ongoing chain.

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Accommodation

Communal Entrance Hall

Stairs leading to top floor and flat entrance

Entrance Hall

Door leading to hallway with access to loft space.

Lounge 16'71 x 11'86 (4.88m x 3.35m)

Double glazed window, fireplace, electric heater.

Bedroom One 13'30 x 11'72 (3.96m x 3.35m)

Double glazed window with views towards the Downs, electric heater.

Bedroom Two 12'52 x 10'42 (3.66m x 3.05m)

Double aspect double glazed window with views towards the Downs, electric heater.

Bathroom

White suite comprising of bath with shower attachment, low level flush w/c, wash hand basin, frosted double glazed window.

Kitchen

Modern fitted kitchen with a range of matching wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, built in Bosch oven and four ring electric hob, extractor fan, space for washing machine, breakfast bar, double glazed window. Door to;

Utility Room 8'61 x 4'91 (2.44m x 1.22m)

Spade for fridge freezer and space for tumble dryer.

Garage

There is also residents off-road parking permits

Agents Notes

We have been advised of the following;

Lease - 999 Years from September 1958 - 933 Years remaining

Maintenance - £1500 PA

Maintenance Review - TBC

Ground Rent - £10 per annum

Ground Rent Review - TBC



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Floor Plan

Approx. 73.0 sq. metres (786.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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