



3



1



1



C



Description

A rarely available THREE bedroom apartment situated on the ground floor, in the popular, and sought after area of Offington. The property is close to local shops, schools, public transport, and with easy access to both Worthing town centre, the A27 and the A24. West Worthing station is just over a mile away. The apartment has a spacious lounge/dining room, which is south facing, and also dual aspect so lets in lots of light. The entrance hall has a storage cupboard, housing both the boiler, and tumble dryer. There is a modern bathroom, with the luxury of both a bath, and a separate shower cubicle. The generously sized, modern kitchen has fitted wall and base units. Electric oven, and inset electric hob, space for appliances, and stainless steel sink unit.

The property has three double bedrooms. Bedroom three, could also be used as an office/study/playroom. Ideally suited if working from home.

There is also a larger than average storage area in the second bedroom.

Externally there are attractive communal gardens. There is also a garage in the compound.

The property will also have a new 125 year lease upon completion.



Key Features

- Ground Floor Apartment
- 16ft Lounge/Dining Room
- Modern Kitchen and Bathroom
- Service Charge - £586 per annum
- EPC - C
- Three Bedrooms
- Sought After Offington Location
- Garage
- Council Tax Band - B
- Tenure - Leasehold



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Communal Entrance

Entryphone System

Entrance Hall

6.40m1.52m x 0.91m2.44m
(21"5 x 3"8)

Laminate flooring. Storage cupboard housing combi boiler and tumble dryer.

Lounge/Dining Room

4.57m2.74m x 3.35m1.83m
(15"9 x 11"6)

Bathroom

2.44m1.52m x 1.52m1.52m (8"5 x 5"5)

Bedroom One

3.35m0.30m x 3.05m1.52m
(11"1 x 10"5)

Bedroom Two

3.35m x 2.74m1.83m (11 x 9"6)

Bedroom Three/Office

3.35m x 2.13m1.22m (11 x 7"4)

External

Communal Gardens

Garage

In compound

Tenure

Ground Rent - £10 p.a

Service Charge - £586 p.a

Leasehold - 125 Years on completion



Floor Plan Rogate Road



Total area: approx. 74.9 sq. metres (805.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 73, Potential 76

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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