



The Boulevard, Worthing

Asking Price
£225,000
Freehold

- Ground Floor Flat
- Two Bedrooms
- Garage
- Close to Mainline Station
- NO FORWARD CHAIN
- EPC RATING - TBC
- Council Tax - B
- Leasehold

A well presented ground 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.

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Accommodation

Communal Entrance

Leading to private front door, tiled hallway, radiator, picture rail.

Lounge 16 x 12'11 (4.88m x 3.94m)

Electric fireplace, radiator, double glazed window.

Kitchen 10'7" x 9'1" (3.23 x 2.78)

Measurements to include fitted units with matching range of wall and base units, butler style sink unit with mixer tap inset to wood worktop, cupboard housing boiler, double glazed window, tiled flooring.

Utility Room 6'10" x 5'11" (2.10 x 1.82)

Double glazed window, cupboards with shelving, space for fridge freezer, plumbing for washing machine.

Bedroom One 12'9" x 12'2" (3.90 x 3.72)

Laminate wood flooring, double glazed windows, radiator, built in wardrobes and drawers.

Bedroom Two 11'91 x 10'75 (3.35m x 3.05m)

Double glazed window, radiator.

Bathroom 8'2 x 6'9 (2.49m x 2.06m)

Modern white bathroom suite with panel enclosed bath with shower attachment, low level flush w/c, pedestal wash hand basin, towel radiator, tiled walls, double glazed window.

Garage in compound

Number 45

Agents Note

Lease - 999 years from 1960 - 933 Remaining

Ground Rent - £10 per annum

Ground Rent Review - TBC

Service Charge - £904.30 every 6 months

Service Charge Review - TBC



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Floor Plan

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 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		71	74
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			
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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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