



Ashdown Road, Worthing

Offers In Excess Of
£230,000
Leasehold

- First Floor Flat
- Newly Refurbished
- Two Double Bedrooms
- EPC Rating - E
- Open Plan Kitchen/Lounge
- Council Tax Band - A
- Tiled Showerroom
- Leasehold

A newly refurbished two bedroom first floor flat situated in this central Worthing location close to town centre shops, restaurants, parks, Worthing hospital, bus routes, mainline station and the seafront. Accommodation offers an open plan kitchen/lounge/diner, two bedrooms and a shower room. The property benefits from having a beautiful finish with laminate flooring throughout.

**Robert
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Accommodation

Landing

Two way access to part boarded loft. Radiator. Double socket. Thermostatic control.

Kitchen/Lounge 47'4" by 48'4" (14.43 by 14.75)

Tiled splashback. Soft closing draw units. Wall and base units. Basin and drainer. Electric integrated oven. Four ring electric hob. Overhead integrated extractor. Integrated fridge freezer. Space for washing machine and dishwasher. Feature exposed brick fire surround. Two traditional style radiators. Double glazed bay windows. Spotlights. Double sockets with USB connections.

Bed One 29'8" by 38'5" (9.05 by 11.72)

Traditional style radiator. Double glazed window. Picture rail.

Bed two 30'11" by 37'2" (9.44 by 11.35)

Double glazed window. Glass paneled door. Radiator.

Shower Room 21'4" by 12'2" (6.51 by 3.72)

Dual aspect double glazed windows. WC. Basin set in vanity unit. Tiled splash back. Tiled flooring. Radiator. Corner shower with wall mounted shower attachment.

Tenure

Leasehold with 111 years remaining.



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Total area: approx. 52.8 sq. metres (568.6 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.