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## Description

We are delighted to offer to the market this well-presented first floor flat, ideally situated in Worthing, just yards from the mainline Worthing station and close to the town centre shops, restaurants and bus routes.

Accommodation includes a kitchen/breakfast room, lounge/diner, one bedroom, a bathroom and separate WC. The property also benefits from a private rear garden.

## Key Features

- Converted First Floor Flat
- Spacious Lounge/Dining Room
- Bathroom & Separate WC
- Close to Worthing Train Station
- One Bedroom
- Kitchen/Breakfast Room
- Private Garden
- Council Tax Band - A





**Communal Front Door**

Composite double glazed front door to:

**Communal Hallway**

Further glazed panel door leading to:

**Front door**

Opens into:

**Hallway**

Radiator. Loft hatch. Wall mounted thermostat. Storage cupboard with shelves. Coving.

**Lounge/Diner**

**5.22m x 3.75m (17'1" x 12'3")**

Decorative coving. Picture rail. Double glazed sash bay window to front. Further double glazed sash window. Radiator. TV point. Broadband point.

**Bedroom**

**3.77m x 3.48m (12'4" x 11'5")**

Double bedroom. Picture rail. Sash cord window. Radiator.

**Kitchen/Breakfast Room**

**3.53m x 3.32m (11'6" x 10'10")**

A range of light wood fronted base and wall

units with roll top working surfaces, incorporating sink with drainer and mixer tap. Fitted electric oven and four ring gas hob with extractor fan over. Space and plumbing for washing machine. Space for separate fridge/freezer under the worktop. Space for breakfast table. Sash cord window to rear. Radiator. Cupboard enclosed boiler. Glazed door to:

**Rear Garden**

Low maintenance rear garden. Patio area and flower beds with wide range of shrubs. Gate for side access.

**Bathroom**

Panel enclosed bath with mixer tap, shower attachment and folding glass screen. Pedestal wash hand basin with mixer tap. Heated towel rail. Sash cord window. Tiled splashback walls. Storage cupboard with shelves.

**Separate WC**

Low flush WC. Frosted sash window.

**Tenure**

Leasehold - 144 years remaining  
Maintenance - As & when needed  
Ground Rent - n/a



