

Offers Over £130,000 Leasehold Wealth of Period Features
New Lease Upon
Completion

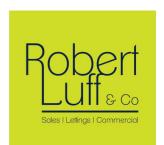
• Town Centre Location

• EPC - E

Leasehold

· Council Tax Band - A

We are delighted to offer to the market this spacious first floor flat with a wealth of period features, situated in the heart of Worthing town centre, close to town centre shops, restaurants, parks, bus routes and mainline station. Accommodation offers lounge, kitchen, double bedroom and en-suite shower room. Other benefits include a new lease upon completion.





### Accommodation

#### Communal Hall

Communal front door. Stairs leading to first floor. Front door leading to:

# Lounge 16'6" x 12'9" (5.03m x 3.89m)

Cupboard housing electric meters. Decorative coving. Ceiling rose. Sash cord bay window with westerly aspect. Further sash cord window. Shelved recess area. Telephone point. Electric storage heater. Picture rail. Sliding door leading to:

# Kitchen 8'3" x 4'9" (2.53m x 1.45m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Electric oven. Tiled splashback walls. Sash cord window. Picture rail. Further appliance space.

# Bedroom 14'8" x 8'6" (4.49m x 2.60m)

Sash cord window. TV point. Storage heater. Cupboard housing prelagged cylinder tank. Sliding door leading to:

#### En-Suite Shower Room

Corner shower cubicle with Triton fitted shower. Pedestal wash hand basin. Low level flush WC. Tiled splashbacks. Picture rail. Sash cord window. Heater.

#### Tenure

Leasehold. New lease upon completion - 100 years. Maintenance - £2072 p.a. and Ground Rent - £50 p.a.





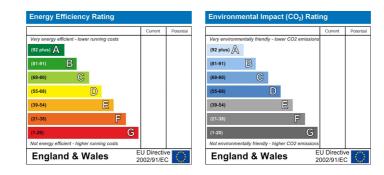




Floor Plan Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 36.4 sq. metres (392.2 sq. feet)



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.