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## Description

We are pleased to present this charming second-floor maisonette, ideally nestled in the vibrant heart of Worthing just a stone's throw away from an array of local shops, exquisite restaurants, convenient bus routes, and the mainline station.

Accommodation offers a spacious lounge, kitchen, two double bedroom and a shower room and benefits from gas fired central heating and a long lease.



## Key Features

- Second Floor Masionette
- Shower Room
- Modern Shower Room
- Long Lease
- Two Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Council Tax Band B





### **Communal Entrance Hall**

Communal front door leading to stairs to second floor.

### **Hallway**

Front door. Cupboard housing electric meters. Radiator.

### **Lounge**

**5.4 x 5.4 (17'8" x 17'8")**  
Original sash bay window. Radiator.

### **Kitchen**

**4 x 1.5 (13'1" x 4'11")**  
A range of modern wall and base units. Built in electric oven and hob with extractor fan over. Space and plumbing for washing machine. Space for fridge/freezer. Radiator.

### **Shower Room**

Fully modern tiled. Walk in shower with shower unit. Extractor fan. Low level flush WC. Pedestal hand wash basin. Heated towel rail. Window.

### **Landing**

Stairs to further floor. Access to loft.

### **Bedroom One**

**4.9 x 3.5 (16'0" x 11'5")**  
Radiator. Eves storage.

### **Bedroom Two**

**3.2 x 3.1 (10'5" x 10'2")**  
Double-glazed window. Radiator.

### **Tenure**

Leasehold - 124 years remaining on the lease. Ground rent £37.50 and Service Charges £900

## Floor Plan Warwick Street

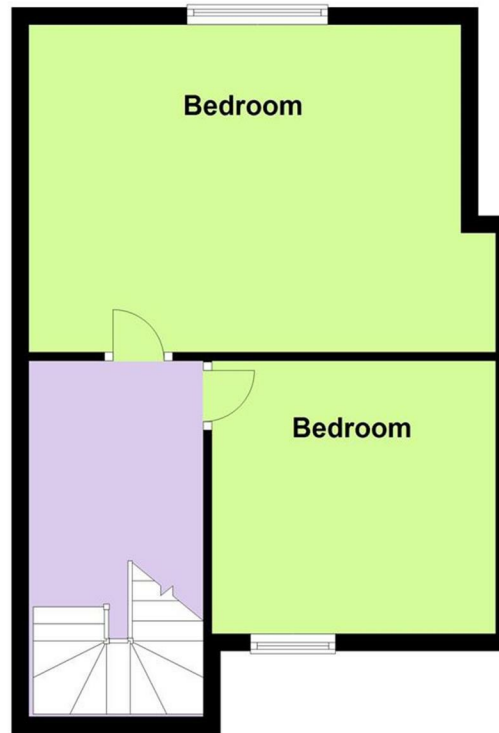
### First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)

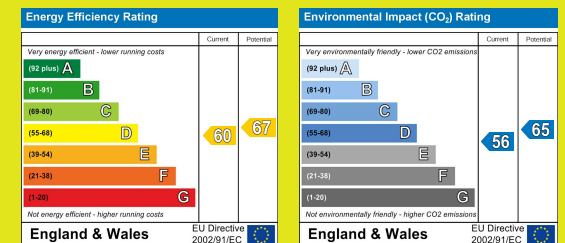


### Second Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 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.

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