



Asking Price
£220,000
 Leasehold

Kingsland Road, Worthing

- Top Floor Flat
- Bay-Fronted Lounge/Diner
- South Facing Garden
- EPC Rating - D
- Double Bedroom
- Modern Kitchen
- Off-Road Parking
- NO CHAIN

We are delighted to offer to the market this beautifully presented top floor flat situated in the sought after Broadwater location with local shops, amenities, parks, bus routes and the mainline station all nearby. Accommodation comprises an entrance hallway leading to the first floor landing, a modern kitchen, a bay-fronted lounge/diner, a double bedrooms, a family bathroom and a separate WC. Other benefits include a private south facing rear garden, off-road parking, a long lease, low maintenance and ground rent charges, and having no forward chain. Full property floorplan available upon request.

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Accommodation

Landing

Double glazed window. Radiator. Loft hatch. Storage cupboard/airing cupboard.

Lounge/Diner 16'7" max x 14'2" (5.06 max x 4.34)

Two double glazed windows, including a bay. Radiators. Feature fireplace with a beautiful surround and a large mirror above. Three large black book cases.

Kitchen 10'3" x 9'7" (3.14 x 2.94)

Tiled splashback. White wall, base and drawer units. Space for fridge/freezer. Washing machine. Oven and gas hob with overhead extractor. Wash hand basin and drainer. Breakfast bar. Combi boiler with Magna Clean filter system. Radiator. Double glazed window.

Bathroom

Frosted double glazed window. Wash hand basin and pedestal. Bath with electric shower above. Radiator. Tiled splashback.

Separate WC

Low level flush WC. Frosted double glazed window.

Off-Road Parking

Off-road parking to the front.

Rear Garden

A fence and wall enclosed south facing rear garden and a block paved walkway.

Tenure

Leasehold with approximately 999 years remaining on the lease.

Annual Ground Rent - Peppercorn

Annual Maintenance Charge - Peppercorn

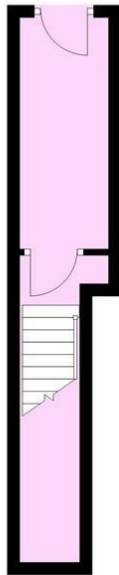


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Approx. 10.7 sq. metres (114.8 sq. feet)



Approx. 62.5 sq. metres (672.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	74
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			

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.