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Description

We are pleased to present to the market this fantastic top-floor flat with a private balcony, ideally located in the sought-after Elm Grove area. Just a one-minute walk to Goring's shops and bus routes into Worthing and beyond, it's also within 10 minutes of West Worthing station, the seafront promenade, schools, and other local amenities.

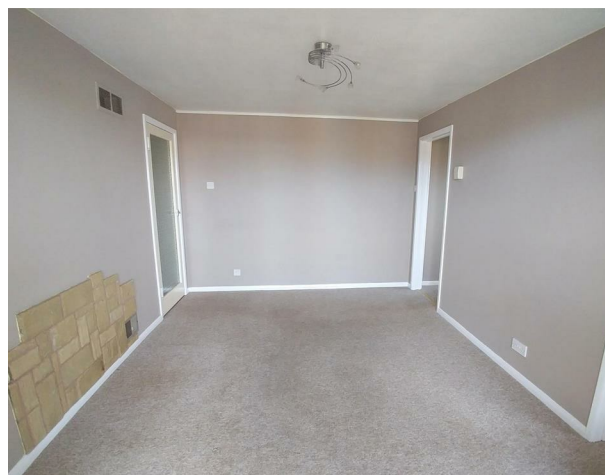
Set in a modern, well-insulated low-rise block with communal areas that are kept impeccably clean and well maintained. The flat is double glazed throughout and offers a double bedroom with fitted storage and a good-sized bathroom with electric shower over bath. The separate kitchen adjoins a bright lounge with wall-to-wall windows and double doors opening to the balcony offering distant views of the South Downs National Park.

The property features new ROINTE KYROS radiators, known for ease of use and energy efficiency, and enjoys from Economy 7 electricity for reduced overnight rates. Additional benefits include off-street parking, communal gardens, no forward chain, Council Tax Band A, and the remainder of a 999-year lease, making this a simple and reassuringly wise purchase.



Key Features

- One Double Bedroom Top Floor Apartment
- Ideal West Worthing Location
- Fitted Kitchen with Appliances Included
- Double Glazing, Popular ROINTE KYROS Radiators & Economy 7 Heating
- Long Lease – Remainder of 999 Years
- Spacious Lounge with Open-Plan Feel and Private Balcony
- Residents' Parking
- Stylish Modern Fitted Bathroom
- Well-Maintained Block and Gardens
- No Forward Chain



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Communal Hallway

Communal areas are kept impeccably clean and well maintained. The entrance hall with secure entry phone system leads to a:

Private front door to:

Entrance Hall

2.72 x 1.13 (8'11" x 3'8")

Three spacious storage cupboards, including one that houses the meters and fuse box, and another that contains the heating system.

Bedroom

3.24 x 2.71 (10'7" x 8'10")

Double glazed window, carpet, and storage drawers with space for hanging rails above.

Lounge

3.72 x 3.04 (12'2" x 9'11")

Electric radiator, carpet, and double glazed french doors leading onto balcony.

Kitchen

2.73 x 2.29 (8'11" x 7'6")

Plenty of worktop space and storage, range of wall and base units, marble effect worktop, double glazed window, halogen cooker, fridge/freezer, washing machine, tiled splashback, and breakfast bar.

Bathroom

Double glazed frosted window, wash hand basin inset to vanity unit, low flush WC, panel enclosed bath with electric shower over, and heated towel rail.

Outside

Outside, residents enjoy off-street parking and access to well-maintained communal gardens, adding to the appeal of this well-presented home.

Parking

On a first come first served basis.

Tenure

Leasehold

Remainder of 999 year lease.



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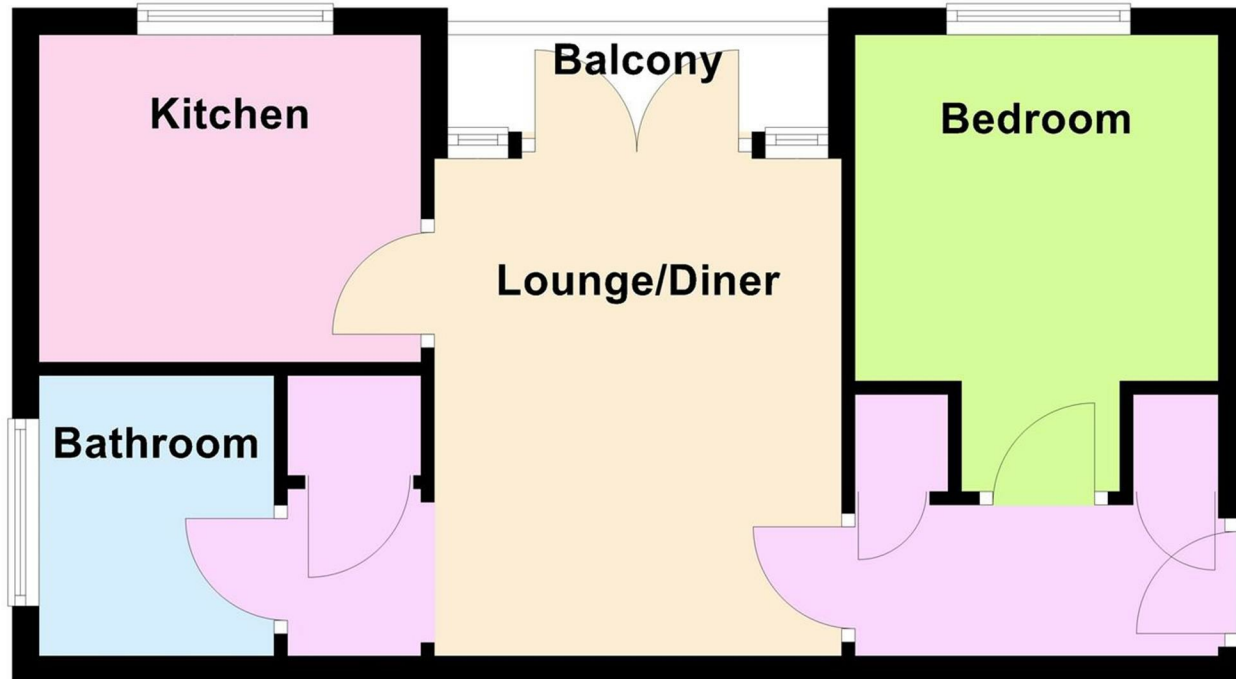
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Floor Plan Mill Road

Floor Plan

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 38.0 sq. metres (409.2 sq. feet)

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		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.

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