



Brighton Road, Worthing

Offers In Excess Of
£200,000
Leasehold

- Second Floor Apartment
- Double Bedroom
- Bay-Fronted Lounge/Diner
- Beautiful Sea Views
- Allocated Parking Space
- Long Lease
- EPC Rating - E
- Council Tax Band - A

We are delighted to offer to the market this well-presented second-floor apartment, which has beautiful sea views. The property is ideally situated in the heart of Worthing town, just a stones throw away from the seafront and within walking distance to town centre shops, parks, schools, bus routes, restaurants, and the mainline station. Accommodation comprises an impressive bay-fronted lounge/diner with beautiful sea views, a good-sized kitchen, a double bedroom with plenty of storage, and a shower room. Other benefits include a long lease, an allocated parking space and NO CHAIN.

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Accommodation

Stairs to second floor. Front door to:

Entrance Hallway

Loft hatch. Telephone entry phone intercom. Down lights. Door to:

Lounge/Diner 15'10" x 13'3" (4.83 x 4.06)

Sash style double glazed bay windows with sea views. Further sash style double glazed window with westerly aspect. Laid wood effect flooring. Bay window bench seat. Wall mounted electric heater. Decorative coving. Door to:

Kitchen 11'4" x 4'10" (3.47 x 1.49)

Base and wall units. Marble effect working surfaces incorporating a stainless steel sink with mixer tap. Space for electric cooker. Space and plumbing for washing machine. Tiled splashbacks. Space for fridge/freezer. Westerly aspect double glazed sash style window.

Bedroom 12'8" x 11'0" (3.87 x 3.36)

Two recess storage cupboards with hanging rail and shelf. Sash style double glazed window with westerly aspect. Cupboard housing hot water tank.

Shower Room

Large walk-in shower with screen, rainfall head, and separate attachment. Low level flush WC. Basin with mixer tap inset to a vanity unit below. Tiled walls. Shaver point. Frosted double glazed sash style window. Herringbone Amtico laid wood effect flooring.

Tenure

Leasehold with approximately 979 years remaining on the lease.

Annual Maintenance Charge Including Ground Rent - £1,800



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Floor Plan

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

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