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### Summary

We are delighted to offer to the market, this modern second floor flat, situated in Worthing town centre, close to local shopping facilities, restaurants, the sea front, bus routes, and mainline station. Accommodation comprises of open plan lounge/kitchen, One bedroom and bathroom. Other benefits include a long lease.

### Key Features

- One Bedroom Flat
- Open Plan Lounge/ Kitchen
- Long Lease
- Modern Bathroom
- Situated in Worthing Town Centre
- EPC Rating C

## Description

### Entrance Hallway

Entry phone system. Storage Cupboard.

### Lounge

**16'4 x 12'9**

Triple aspect double-glazed bay window. Radiator. TV point. Further window.

### Kitchen

A range of base and wall units. Modern work tops. Built in oven with gas hob. Space for fridge/freezer. Space and plumbing for washing machine. Cupboard housing modern boiler. Spotlights.

### Bedroom

**11'9 x 9'2**

Double glazed window. Spotlights.

### Bathroom

Modern tiled walls and floor. Heated towel rail. Modern bath with shower. Pedestal hand wash basin. Low level flush WC.

### Tenure

Ground Rent £250 Per annum, Maintenance £2000 Per annum approx. Lease remaining 119 years.

### Agent Notes

Please note these pictures were taken before the current tenancy so may be a slight difference when viewing.



## Floor Plan



Total area: approx. 36.3 sq. metres (390.2 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.