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Description

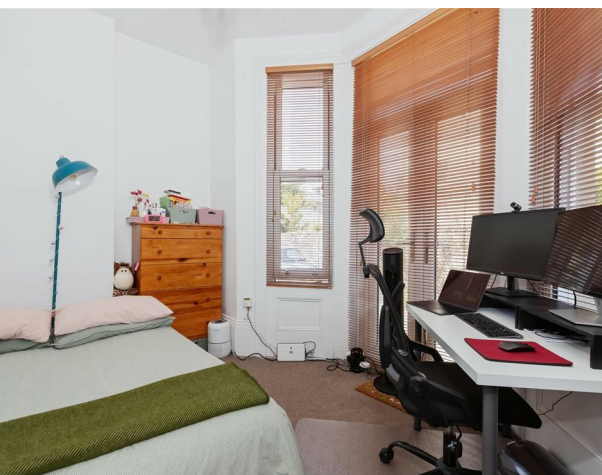
We are delighted to offer to the market this two bedroom ground floor apartment, ideally situated in this central Worthing location close to town centre shops, the seafront, restaurants, local bus routes and the mainline station.

Accommodation offers an open plan kitchen/lounge, two double bedrooms and refitted shower room. The property also benefits from a cellar, a west facing rear garden and an allocated parking space.

Key Features

- Ground Floor Apartment
- Open Plan Kitchen/Lounge
- Refitted Shower Room
- Allocated Parking Space
- Two Double Bedrooms
- Cellar
- West Facing Rear Garden
- Council Tax Band A





Communal Front Door

Front door to:

Hallway

With radiator. Door and steps down to:

Cellar

With courtesy light. Part of the cellar has restricted headroom but ideal for storage.

Spacious Kitchen/Lounge

7.45 x 4.02 (24'5" x 13'2")

Two double glazed sash style windows, double glazed french doors opening out onto rear garden, tiled floor and two radiators.

The kitchen area has a range of high gloss base and wall units incorporating a peninsula with electric oven, five ring gas hob and contemporary glass extractor fan, working surfaces incorporating a one and a half bowl white sink with mixer tap, space for fridge/freezer, tiled floor, downlighters, tiled splashbacks, space and plumbing for washing machine.

Bedroom One

4.80 (max into bay) x 4.20 (15'8" (max into bay) x 13'9")

Double glazed sash style windows in bay to front and further sash style window to the side, decorative coving and radiator.

Bedroom Two

4.08 x 2.89 (max into bay) (13'4" x 9'5" (max into bay))

Double glazed sash style windows and double glazed french doors leading to side, and radiator.

Shower Room

Attractive re-fitted shower room with a fitted black surround shower cubicle, matching black shower with rainfall head, separate attachment and remote switches, contemporary style basin with black mixer tap set in a vanity unit with drawers, concealed cistern low flush WC, attractive tiling, downlighters, tiled floor and heated towel rail.

West Facing Rear Garden

With patio area, lawn and mature trees, shrubs and flower borders.

Allocated Parking Space

Tenure

Leasehold with 136 years remaining.



Floor Plan Tennyson Road

Basement
Approx. 15.5 sq. metres (167.2 sq. feet)



Ground Floor
Approx. 71.4 sq. metres (768.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	75
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England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (82 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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