

Share of Freehold - Offers In Excess Of £185,000



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## Description

We are delighted to offer to the market this one bedroom first floor flat forming part of a period style converted property located in central Worthing with easy access to mainline station, shops, town centre and seafront all nearby.

Accommodation offers entrance hall, lounge, separate fitted kitchen and double bedroom. The property benefits from a long lease and allocated parking.

## Key Features

- Stunning Grade II Listed Period Building
- Ideal For Commuting to London & Brighton
- Double Bedroom
- Resident's Off Road Parking
- Council Tax Band A
- 280 Yards From Worthing Station
- High Ceilings & Period Features
- Lounge With Feature Fireplace
- Long Lease & Share of Freehold





Grand entrance leading into communal hallway and stairs to first floor. Door to:

#### **Entrance Hall**

With telephone entry and wall mounted electric meters. Door to:

#### **Lounge**

**4.13 x 3.81 (13'6" x 12'5")**

Beautiful original sash window to rear aspect, wall mounted radiator, feature fireplace with cast iron insert, original built in recess cupboard and display shelving, tv point, telephone point and Victorian high ceilings.

#### **Kitchen**

**2.98 x 1.91 (9'9" x 6'3")**

With a range of base and wall units, roll top working surfaces incorporating a stainless steel sink, further appliance space, space for electric cooker, part frosted original sash cord window, tiled splash backs, further appliance space.



#### **Bedroom**

**3.93 x 2.87 (12'10" x 9'4")**

Original sash cord window with westerly aspect, fitted cupboard with storage over, wall mounted heater and picture rail.

#### **Bathroom**

With panel enclosed bath with mixer tap, fitted over bath Triton shower with screen, low flush WC, pedestal basin with mixer tap and tiled splash backs.

#### **Parking**

Allocated parking space.

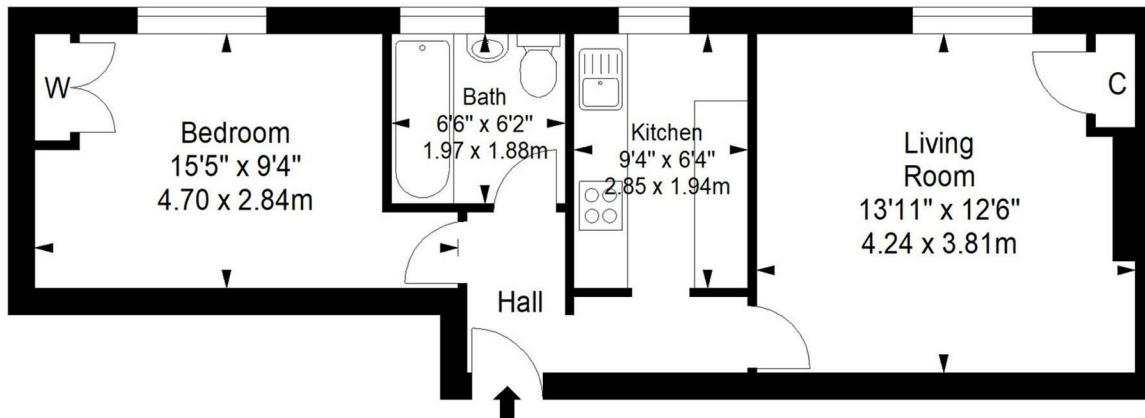
#### **Tenure**

Share of Freehold

Remainder of 999 year lease.

## Floor Plan Bridge Road

### First Floor



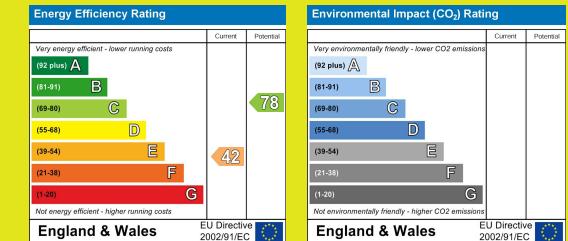
Approximate gross internal floor area 42.3 sq m / 455.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Robert  
Luff & Co