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Key Features

- Well-presented one-bedroom first-floor flat
- Popular residential location in Tarring
- Offered for sale with no onward chain
- Own private entrance
- Spacious living/dining room with plenty of natural light
- Modern fitted kitchen with integrated appliances
- Double bedroom with built-in wardrobes
- Allocated courtyard parking space
- Conveniently located for West Worthing railway station, local shops and amenities
- Council Tax Band B | EPC Rating D

We are pleased to offer for sale this well-presented one-bedroom first-floor flat, situated in the popular residential area of Tarring and offered to the market with no onward chain. The property benefits from its own private entrance, allocated parking and convenient access to West Worthing railway station.

The accommodation is accessed via a private entrance, with stairs leading to the first-floor landing, which provides useful storage and access to the loft. The spacious living/dining room enjoys plenty of natural light from two front-facing double-glazed windows, creating a bright and welcoming living space.

The modern fitted kitchen is equipped with a range of wall and base units, work surfaces and integrated appliances, including an oven, hob and fridge/freezer. The double bedroom benefits from built-in wardrobes, while the bathroom is fitted with a white three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an allocated parking space within the courtyard. Ideally positioned for local shops, amenities and transport links, Pilgrims Walk offers convenient access to West Worthing railway station, with connections along the coast and towards London. This appealing home would make an excellent purchase for first-time buyers, investors or those seeking a well-located property with the added benefit of no onward chain.

Tenure

Leasehold with 952 years remaining.

Ground Rent: Peppercorn

Service Charge: 50/50 with ground floor flat.



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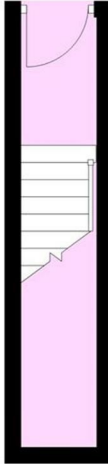
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Floor Plan Pilgrims Walk

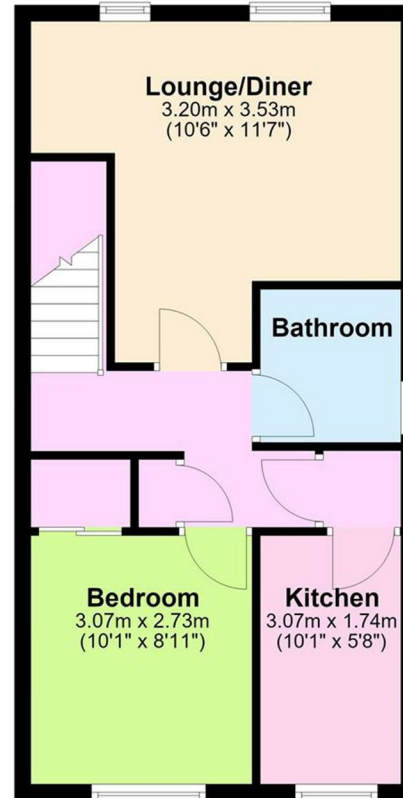
Ground Floor

Approx. 5.0 sq. metres (53.4 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 sq. feet)



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