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Description

We are delighted to offer this beautifully presented and surprisingly spacious top floor studio apartment, forming part of an attractive character property just moments from Worthing seafront. Benefitting from a separate fitted kitchen and generous living accommodation, this appealing home is conveniently located close to local shops, amenities, schools, regular bus routes and Worthing's mainline railway station, making it an ideal first-time purchase, buy-to-let investment or seaside retreat.

Key Features

- Top floor studio apartment within a charming character property
- Just moments from Worthing seafront
- Bright and spacious dual-aspect studio room
- Separate fitted kitchen with integrated appliances
- Modern bathroom with electric shower
- Secure communal entrance with private access
- Double glazing and electric heating
- Excellent first-time purchase, investment or seaside retreat
- Conveniently located close to shops, schools, transport links and Worthing mainline railway station
- Council Tax Band A | EPC Rating F



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Accessed via a secure communal entrance, the property enjoys its own private entrance with stairs rising to the landing, creating a welcoming sense of privacy. The bright and spacious dual-aspect studio room provides excellent versatility, comfortably accommodating both living and sleeping areas, with ample space for a double bed, sofa and dining table. Large windows allow plenty of natural light to flood the room, while a useful deep storage cupboard houses the hot water tank.

The separate kitchen is well appointed with a range of modern white gloss wall and base units, laminate work surfaces, an electric oven and four-ring hob with extractor hood, integrated fridge and plumbing for a washing machine, providing everything needed for everyday living.

Completing the accommodation is a well-presented bathroom, fitted with a panel-enclosed bath incorporating an electric shower, wash hand basin with vanity storage and a frosted double glazed window.

Further benefits include double glazing, electric heating, ample storage throughout and a secure entry system, making this a superb opportunity to acquire a well-positioned home close to the seafront and town centre.

Tenure

New 125 year lease.

Service Charge: £1661.10 per annum

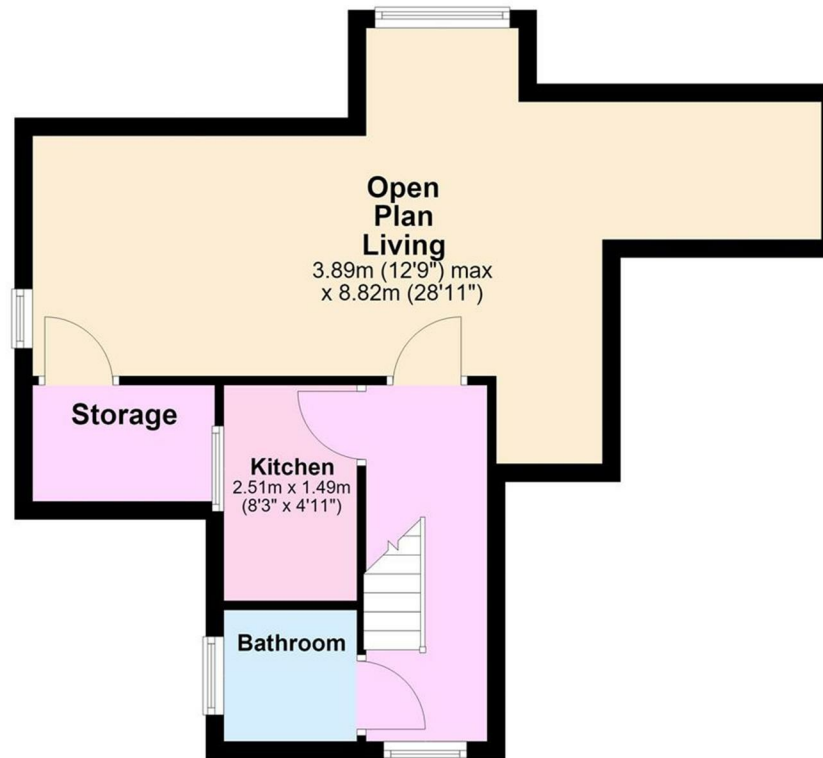
Ground Rent: Peppercorn



Floor Plan Warwick Road

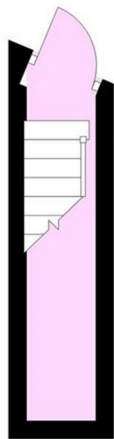
Floor Plan

Approx. 39.6 sq. metres (425.8 sq. feet)



Floor Plan

Approx. 2.9 sq. metres (31.7 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 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		48	24
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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