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## Description

\*\*\* CASH BUYERS ONLY \*\*\*.

We are delighted to offer to the market this one double bedroom ground floor flat, ideally situated within walking distance of Worthing seafront, Splashpoint Leisure Centre, and the town centre, providing easy access to a wide range of trendy shops, cafes, and restaurants.

Forming part of the ground floor of an attractive pillar-fronted converted building, the property benefits from high ceilings and an exceptionally spacious south/west-facing living room with attractive sash windows, gas-fired central heating, a modern fitted kitchen, and a shower room.

This centrally located home presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient coastal base. Additional benefits include an allocated parking space. Early viewing is highly recommended.



## Key Features

- One Bedroom Ground Floor Flat
- Sash Windows
- Gas Fired Central Heating
- Close to Splashpoint Leisure Centre
- Allocated Off-Road Parking Space
- Spacious South and Westly Aspect Living Room
- High Celiings
- Double Bedroom
- Council Tax Band B



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### **Communal Entrance Hall**

Leading to:

Front door leading to:

### **Hallway**

Door leading to:

### **Lounge/Diner**

**4.78 x 6.65 (15'8" x 21'9")**

Three radiators, sash windows with south facing aspect, further bay sash window, wall mounted Worcester heating control, two light points, entry phone system, and laid laminate flooring

### **Kitchen**

**3.69 x 1.73 (12'1" x 5'8")**

Range of white fronted base and wall units, roll top worksurfaces with white sink mixer tap, space for electric oven and other appliances, tiled splashbacks, extractor fan, coving, sash pullcord window with south facing aspect, and wall mounted Worcester boiler.

### **Bedroom**

**3.50 x 3.00 (11'5" x 9'10")**

Double bedroom, TV point, sash window to side, coving, and radiator.

### **Shower Room**

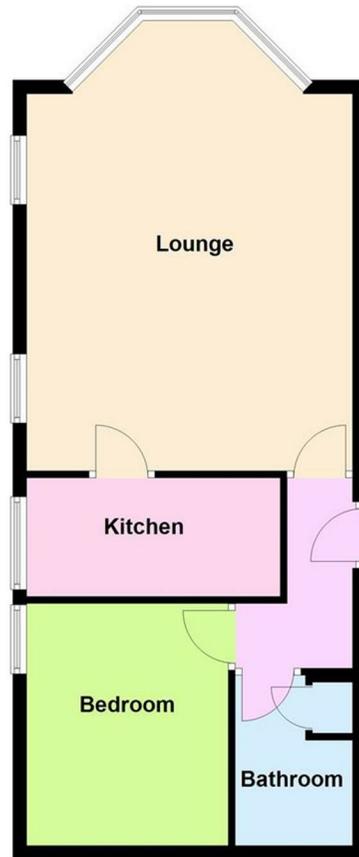
Large fitted shower cubicle, WC, hand basin set in vanity unit with mixer tap, shaver mirror and shaving point, tiled walls, extractor fan, cupboard with shelving, and heated towel rail.

### **Parking**

Allocated parking space to the front of the property.

# Floor Plan Farncombe Road

**Ground Floor**  
Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 52.6 sq. metres (566.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		65			77
England & Wales	EU Directive 2002/91/EC		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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