



Rugby Road, Worthing

Offers Over
£180,000
Leasehold

- Spacious and beautifully presented first floor flat
- Bright and airy double-aspect lounge/diner
- Large bedroom with built-in wardrobes
- Separate WC for added convenience
- Chain free with remainder of a 999-year lease
- One generously proportioned double bedroom
- Modern fitted kitchen with excellent storage
- Modern bathroom
- Prime West Worthing location, just yards from the mainline railway station
- Council Tax Band A | EPC Rating D

We are pleased to offer this spacious and beautifully presented one double bedroom first floor flat, ideally positioned in the heart of West Worthing, just yards from West Worthing mainline railway station. Offering bright, well-proportioned accommodation and excellent access to a wide range of local amenities and transport links, this appealing home is offered chain free and would make an excellent purchase for a first-time buyer, downsizer or investor.

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Accommodation

The property is approached via a spacious entrance hall, which provides access to all principal rooms and creates a welcoming first impression. At the heart of the home is the impressive double-aspect lounge/diner, where large windows allow natural light to fill the room, while the generous proportions provide a versatile space for both everyday living and entertaining.

The modern fitted kitchen is situated to the rear and offers a good range of wall and base units, ample worktop space and excellent storage. There is also sufficient room for a range of appliances, including a fridge freezer, washing machine and dishwasher.

The generously sized double bedroom benefits from useful built-in wardrobe space, providing practical storage without compromising the sense of space. A separate WC adds further convenience, while the modern bathroom is finished to a high standard, featuring a bath with an overhead shower over and attractive marble-effect wall and laminate flooring.

The property's location is a particular advantage, with the railway station, local shops and everyday amenities all close at hand. Worthing town centre and the seafront are also within easy reach, while nearby parks, bus routes and schools add to the area's overall convenience.

Tenure

Remainder of 999 years.
£156 Per Month - Service Charge
£10 Per Annum - Ground Rent





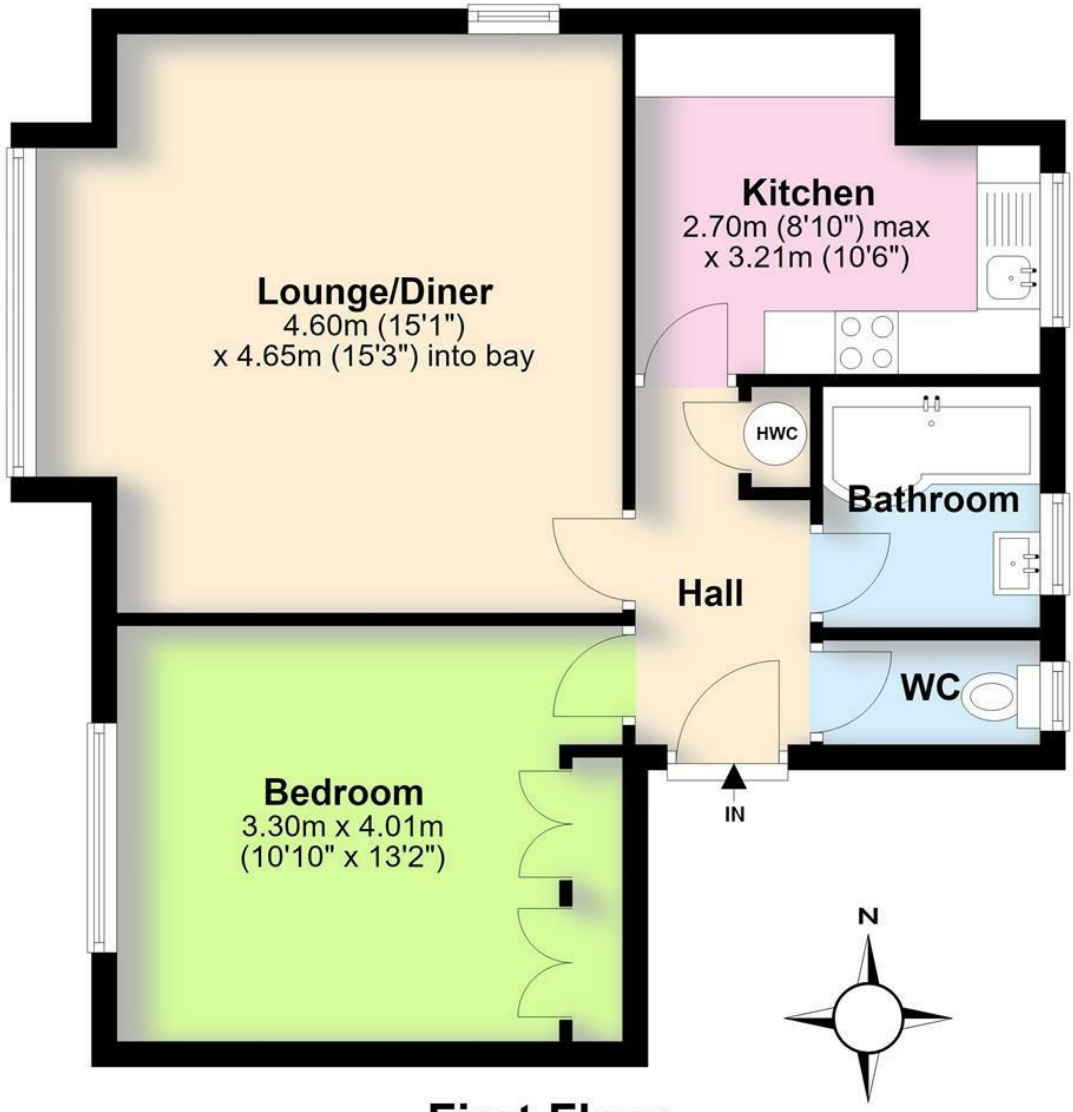




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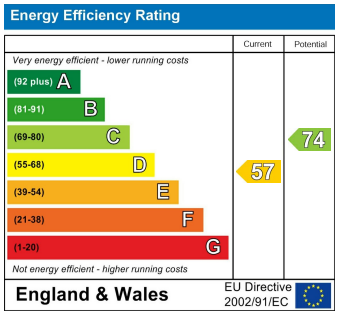
Floorplan

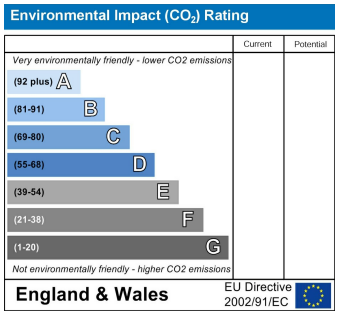
Total area: approx. 51.4 sq. metres (553.5 sq. feet)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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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