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## Description

We are pleased to present this first-floor flat with off-road parking and a garage, situated within a mile of Worthing town centre. The mainline station and local bus routes are close by, providing easy access to surrounding areas.

The accommodation offers a dual-aspect open-plan lounge/kitchen, one double bedroom, and a separate office/study, ideal for home working.

## Key Features

- First Floor Flat
- Double Bedroom
- Open Plan Kitchen/Lounge/Diner
- Separate Office/Study
- Off Road Parking & Garage
- Communal Gardens
- Double Glazing
- Gas Fired Central Heating
- EPC Rating C
- Council Tax Band A





Communal stairs to first floor with front door to:

**Hallway**

With telephone entry system, coving and door to:

**Kitchen/Lounge/Diner**  
**4.50 x 3.90 (14'9" x 12'9")**

Dual aspect double glazed windows facing both south and west, coving, radiator, range of light wood fronted wall and base units, roll top working surfaces incorporating a stainless steel sink with mixer tap, electric oven, four ring hob with extractor fan over, integrated fridge, space and plumbing for washing machine and tiled splashbacks.

**Bedroom One**  
**3.35 x 3.35 (10'11" x 10'11")**

Double glazed south facing window, coving and radiator.



**Study/Office**

**2.89 x 1.92 (max into recess) (9'5" x 6'3" (max into recess))**

Double glazed window, coving, wall mounted Worcester boiler and radiator.

**Bathroom**

Tiled enclosed bath, telephone style mixer tap with shower attachment, low flush WC, pedestal basin, tiled splashbacks, heated towel rail and tiled floor.

**Communal Gardens**

Mainly laid to lawn with borders.

**Garage**

With up and over door.

**Tenure**

Leasehold

108 years remaining.

Ground Rent: £85 per annum.

Maintenance Charge: £500 - 6 monthly.



