

Leasehold - Offers In Excess Of £200,000



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Description

We are delighted to offer this well-presented two-bedroom ground floor flat, ideally situated in a popular and convenient West Worthing location with local shopping facilities, parks and schools, with excellent bus routes and the mainline railway station all nearby.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a bright south-west facing lounge, a modern fitted kitchen with integrated appliances, two generously sized bedrooms and a contemporary bathroom. Externally, the property benefits from an allocated parking space and a communal lawned area with useful bike storage.

Key Features

- Ground floor flat in a sought-after West Worthing location
- Secure communal entrance with entry phone system
- Bright south-west facing lounge with double glazed window
- Modern kitchen with integrated appliances and marble-effect worktops
- Two well-proportioned bedrooms with space for freestanding furniture
- Contemporary bathroom with walk-in shower and fully tiled walls
- Gas central heating via combination boiler
- Allocated parking space
- Communal outside lawned area with bike storage space
- EPC Rating C | Council Tax Band B





Communal Entrance
Accessed via entry phone system.

Hallway
Storage cupboard, radiator, carpet, and phone entry system.

Lounge
4.45 x 3.17 (14'7" x 10'4")
South west facing double glazed window, tv point, radiator, and carpet.

Kitchen
3.05 x 1.70 (10'0" x 5'6")
Range of white wood effect wall and base units with marble effect worktop and inset sink with mixer taps, integrated fridge/freezer, electric oven, four ring electric hob, combination boiler, and south west double glazed window.

Bedroom One
4.45 x 3.06 (14'7" x 10'0")
Double glazed window, carpet, radiator, space for free standing wardrobes.

Bedroom Two
4.41 x 3.80 (14'5" x 12'5")
Double glazed window, carpet and radiator.

Bathroom
Laminate flooring, walk-in shower with sliding door, wash hand basin set in vanity unit, low level flush WC, radiator, towel rail, double glazed frosted window, and fully tiled walls.

Outside
Communal lawn strip with storage space for bike, and allocated parking space.

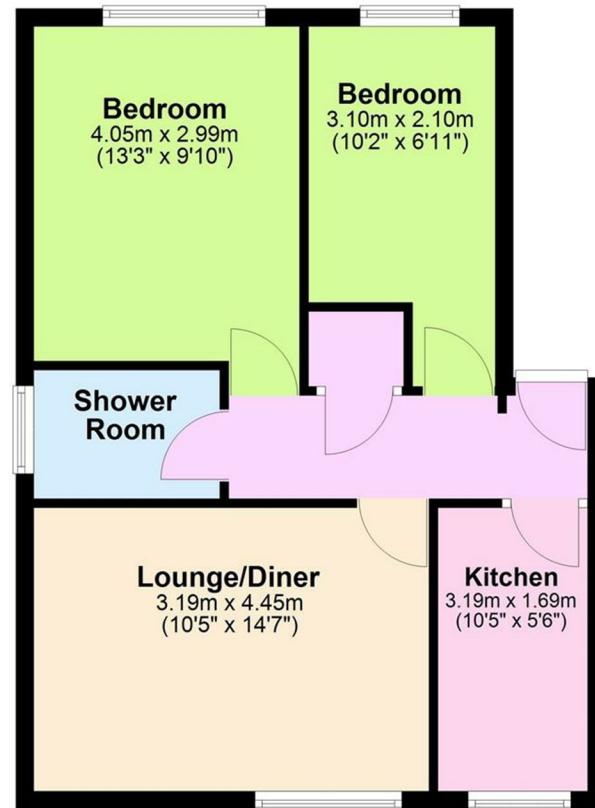
Tenure
Leasehold - 100+ years left on the lease.
Service Charge/Maintenance: £1,000 every 6 months.



Floor Plan Reigate Road

Floor Plan

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 49.2 sq. metres (529.9 sq. feet)

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| 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 | 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.

**Robert
Luff & Co**