



## West Street, Worthing



£135,000  
Leasehold

- Second Floor Flat
- Beautiful Communal Areas
- Balcony With Sea Views
- Town Centre Location
- Two bedrooms
- Spacious Lounge/Diner
- EPC Rating - B
- Council Tax Band - B

We are delighted to offer to the market this well-presented two-bedroom second-floor retirement flat situated just a stone's throw away from Worthing seafront, town centre shops, restaurants, and bus routes. Accommodation comprises an entrance hallway, a kitchen, a spacious lounge/diner, two bedrooms, and a shower room. Other benefits include communal gardens, a residents library, a communal washroom, and a balcony with sea views.

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Robert  
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## Accommodation

### Entrance Hallway

Electric heating. Coving. Intercom system. Storage cupboards with shelving and hanging rail.

### Lounge/Diner 13'7" x 11'0" (4.15 x 3.36)

Coving. TV point. Electric heating. Double glazed doors to balcony.

### Kitchen 9'5" x 5'6" (2.89 x 1.68)

Tiled splashback. Space for oven, fridge/freezer and washing machine. overhead extractor fan. Basin and drainer.

### Bedroom One 13'2" x 9'5" (4.03 x 2.89)

Coving. Double glazed sash window. Electric heater. Emergency pull cord. Fitted wardrobes and desks.

### Bedroom Two 10'11" x 5'11" (3.33 x 1.81)

Double glazed sash window. Electric heater. Coving. Emergency pull cord.

### Bathroom 6'5" x 6'1" (1.96 x 1.87)

Tiled walls. Low level flush WC. Basin and pedestal. Integrated wall hung units. Heated electric wall mounted towel rail. Grab rails. Walk-in shower with shower seat, grab rail, and wall mounted Mira shower. Extractor fan.

### Tenure

Approximately 89 years remaining on lease.

Annual ground rent - £220

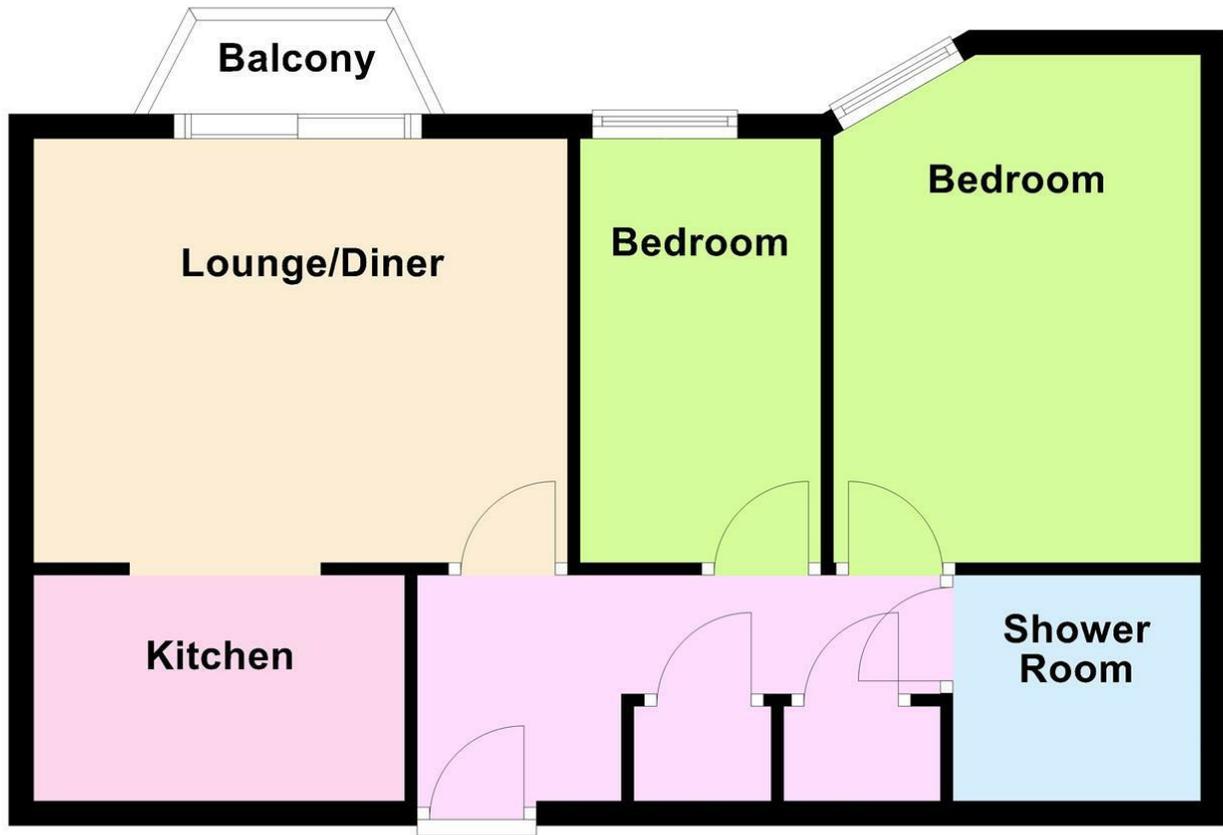
Annual Service Charge - £3,435.36



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## Floor Plan

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 52.4 sq. metres (564.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.