



Asking Price
£350,000
Leasehold

Warwick Road, Worthing

- First Floor Flat
- Two/Three Bedrooms
- Spacious Living Room With Feature Fireplace
- Spacious Bathroom and a Downstairs WC
- Modern & Spacious Kitchen
- West Facing Balcony
- Grade II Listed
- NO CHAIN

We are delighted to offer to the market this well-presented Georgian first-floor flat, ideally situated in the heart of Worthing Town Centre, just a stone's throw away from the seafront and close to town centre shops, schools, parks, restaurants, Splashpoint leisure centre, bus routes, and the mainline station. This Grade II listed property, which is spread over two floors, consists of a modern and spacious kitchen/breakfast room, a large living room with a feature fireplace, three double bedrooms, one of which could be used as a dining room, and a bathroom with a separate shower room. Other benefits include a downstairs WC, having beautiful views throughout the property with the rear overlooking Denton Gardens and the second floor having partial sea views, a west facing balcony with partial sea views, having a long lease and NO CHAIN.

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Accommodation

Clean and tidy communal areas. Newly fitted front doors. Newly laid carpets. Phone entry system.

Living Room 15'9" x 10'10" (4.81 x 3.32)

Coving and ceiling rose. Fireplace with surround and hearth. Radiator. Dual aspect original sash doors with partial sea views and leading to a west facing balcony.

Dining Room/Bedroom Three 11'4" x 10'5" (3.46 x 3.18)

Coving and ceiling rose. Radiator. Original double glazed sash window overlooking Denton Gardens.

Balcony

West facing. Partial sea views.

Kitchen/Breakfast Room 9'7" x 8'2" (2.94 x 2.49)

Granite worktops and splashback. Integrated basin and drainer with multi functional mixer tap. Four ring electric hob with overhead extractor. Integrated oven and grill. Integrated dishwasher and washer dryer. Integrated fridge/freezer. Dual aspect original sash windows overlooking Denton Gardens. Spotlights. Vertical radiator.

Separate WC

Low level flush WC.

Upper Landing

Built-in storage cupboard. Power point.

Bedroom One 15'3" x 10'10" (4.66 x 3.31)

Original double glazed sash windows with partial sea views. Built-in wardrobes. Loft hatch. Radiator.

Bedroom Two 11'5" x 10'4" (3.50 x 3.16)

Original double glazed sash window overlooking Denton Gardens and having partial sea views. Built in wardrobe. Loft hatch. Radiator.

Bathroom 9'6" x 8'2" (2.91 x 2.49)

Airing cupboard with Worcester boiler and shelving. Original sash windows. Spotlights. Back to wall low level flush WC. Wash hand basin and pedestal. Large freestanding roll top bath. Heated towel rail.

Separate Shower Room

Separate shower with wall mounted controls, rainfall shower, and separate attachment. Frosted double glazed window.

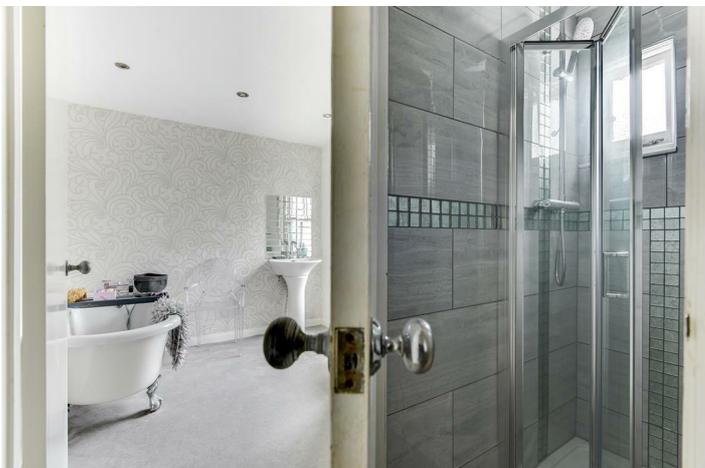
Tenure

Leasehold with approximately 122 years remaining on the lease.

Council Tax Band - C

Annual Maintenance - £500

Annual Ground Rent - £100



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Ground Floor
Entrance

First Floor

Second Floor



Approximate gross internal floor area 88.2 sq m/ 949.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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