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## Description

We are delighted to offer this first floor period converted flat with high ceilings and original sash windows. The flat has been modernised to a high standard whilst retaining its original charm and character. The property also benefits from a low annual maintenance fee and situated in the sought after poets district close to Worthing town centre and mainline station with off road parking.

## Key Features

- Period Converted Flat
- Modern Kitchen
- Double Bedroom
- Close To Town & Station
- Lounge/Dining Room
- Modern Bathroom
- Off Road Parking
- Great First Time Buy



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### Entrance Hall

Oak effect floors throughout, radiator, built in storage cupboard housing gas meter, some original coving, loft hatch, skimmed ceiling, spotlights.

### Modern Kitchen

**3.05 x 1.60 (10'0" x 5'3")**

Original sash window to rear aspect, stainless steel single sink unit inset to roll top work surface with chrome mixer tap and drainer, matching range of wall and base units with built in oven, 4 ring gas hob and integrated extractor fan above, integrated fridge with freezer box, space and plumbing for washing machine, wall mounted combi boiler recently fitted in this last two years, tiled floor, part tiled walls, skimmed ceiling, spotlights.

### Lounge/Dining Room

**4.09 x 2.87 (13'5" x 9'5")**

Original sash window to side aspect, oak flooring throughout, radiator, wall mounted TV point, telephone point, picture rail, skimmed ceiling.

### Bedroom One

**4.14 x 2.87 (13'7" x 9'5")**

Original sash window to side

aspect, oak effect flooring throughout, radiator, TV point, picture rail, skimmed ceiling.

### Modern Bathroom

Frosted window to front aspect, low level flush WC and wall mounted wash hand basin inset to vanity unit with storage space below, panel enclosed bath with shower and screen, radiator, vinyl floor, part tiled walls, skimmed ceiling, spotlights.

### Allocated Off Road Parking

1 allocated space in residents car park.

### Tenure

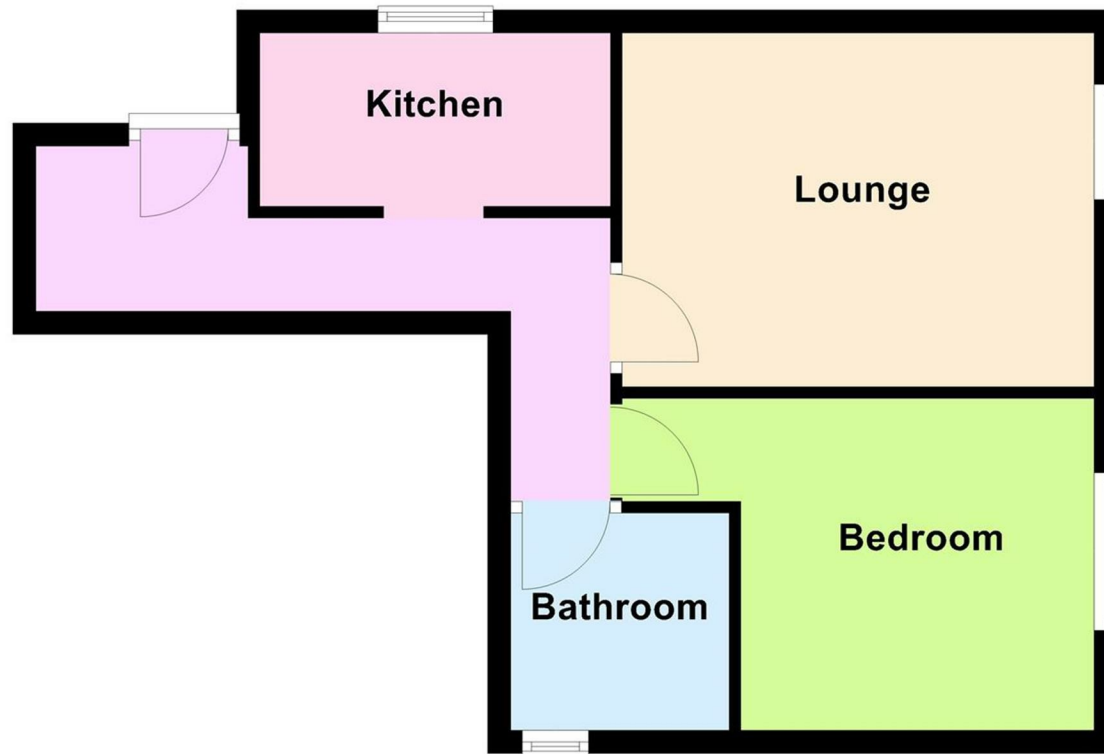
Leasehold- 79 Years Remaining  
Council Tax Band - A  
Ground Rent - £250 PA  
Maintenance - 27% Paid As And When  
Has A New Roof



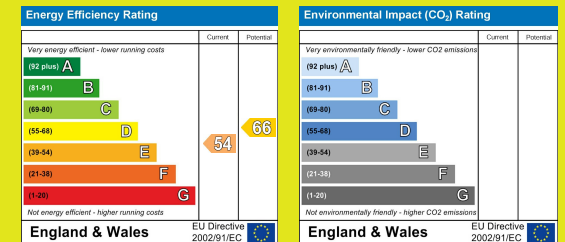
## Floor Plan 1 Cowper Road

### Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 38.7 sq. metres (416.6 sq. feet)



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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