



2



1



1



D



Description

We are delighted to offer this character filled, first floor flat in this magnificent period property which is ideally situated in Worthing Town Centre with town centre shops, restaurants, parks, schools, bus routes, the mainline station and the seafront all nearby. The accommodation comprises two double bedrooms, a lounge/dining room with feature fireplace, a dual-aspect kitchen and a bathroom. Other benefits include communal gardens, double glazing, gas fired central heating and being CHAIN FREE.



Key Features

- Converted First Floor Flat
- Dual-Aspect Kitchen
- Town Centre Location
- EPC Rating - D
- Two Double Bedrooms
- Character Building
- Communal Gardens
- Council Tax Band - A





Communal Entrance

Stairs leading up to first floor, front door into:

Entrance Hall

Hanging space, radiator, dado rail, picture rail, smooth ceiling, leaded light part glazed door into:

Lounge/Dining Room

4.78 x 3.76 (15'8" x 12'4")

Window to side aspect, enjoying views over the communal gardens, radiator, TV point, telephone point, feature fire place with wooden surround, built in recess cupboard with shelving, feature patterned wall paper wall, picture rail and smooth ceiling.

Kitchen

3.18 x 2.84 (10'5" x 9'4")

Original arch window to front aspect, window to side aspect, stainless steel single sink unit inset to work surface with mixer tap and drainer, matching range of wall and base units with built in oven and four ring gas hob, space for fridge freezer, space and plumbing for dish washer, wood effect flooring, part tiled walls, wood beam ceiling.



Bedroom One

5.28 x 3.20 (17'4" x 10'6")

Window to side aspect, TV point, built in cupboard with shelving and drawers below. Sliding doors opening to a walk in wardrobe with hanging space, shelving and lighting. Picture rail, smooth ceiling.

Bedroom Two

3.91 x 2.79 (12'10" x 9'2")

Original sash bay window to front and side access, original skirting boards, picture rail, built in cupboard with space and plumbing for washing machine, wall mounted combination boiler and shelving.

Bathroom

Frosted window to front aspect, panel enclosed bath with mixer tap and shower attachment, shower curtain and pole, low level flush WC, pedestal wash hand basin with tiled inset above and shelf. Tiled floor, part tiled walls, heated chrome towel rail, coved and textured ceiling.

Tenure

Share Of Freehold with approximately 113 years remaining on the lease.

