



1



1



1



E



## Description

**\*\*CASH BUYERS ONLY\*\***

We are delighted to offer to the market this double bedroom ground floor garden flat situated in the heart of Worthing, close to town centre shops, restaurants, parks, schools, bus routes, and the mainline station. The accommodation comprises a bay-fronted living room with a gas fireplace, an open plan kitchen/diner, a double bedroom, and a shower room. Other benefits include double glazing, a private low-maintenance rear garden, a long lease and being chain free.



## Key Features

- Ground Floor Flat
- Bay-Fronted Living Room
- Courtyard Garden
- Long Lease
- CASH BUYERS ONLY
- Double Bedroom
- Good-Sized Kitchen/Diner
- Council Tax Band - A
- EPC Rating - TBC





### **Communal Entrance**

#### **Entrance Hall**

Door from communal area. Two understairs cupboards.

#### **Kitchen/Diner**

**4.92 x 2.92 (16'1" x 9'6")**

Double glazed window to side and rear. Night storage heater. Airing cupboard. Fitted kitchen with wall and base units. Space for oven and fridge/freezer. Plumbing and space for washing machine. Tiled splashback. Integrated sink/drain.

#### **Living Room**

**4.46 x 3.48 (14'7" x 11'5")**

Double glazed bay window to front. Gas fireplace. Telephone point.

#### **Bedroom**

**3.73 x 2.69 (12'2" x 8'9")**

Fitted wardrobes. Double glazed window to rear. Electric heater.

#### **Shower Room**

Shower cubicle. Double glazed frosted window to side. Dual button WC. Electric towel rail. Single pedestal wash hand basin. Electric heater.

#### **Rear Garden**

Wall enclosed rear garden with gate to rear alleyway. Courtyard space. Outside tap.

### **Tenure**

Leasehold with the remainder of a 999 year lease remaining. Annual Maintenance Charge - TBC  
Annual Ground Rent - TBC





# Floor Plan Tarring Road



Total area: approx. 52.2 sq. metres (561.4 sq. feet)



Energy Efficiency Rating	
	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>75</b>	<b>46</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 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>75</b>	<b>46</b>
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.