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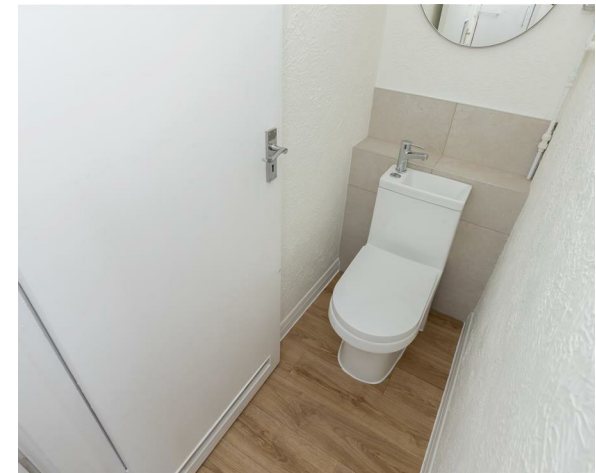
Description

We are delighted to offer to the market this double-bedroom sixth-floor apartment, ideally situated in the heart of Worthing, close to town centre shops, restaurants, parks, the seafront, bus routes, and the mainline station.

Accommodation comprises an entrance hallway, kitchen, lounge/diner, a double bedroom with a walk-in wardrobe, a shower room, and a separate WC. Other benefits include a spacious balcony with stunning views of both the South Downs and distant sea views.

Key Features

- Sixth Floor Apartment
- Long Lease
- Spacious Lounge/Diner
- Westerly Aspect Balcony
- Double Bedroom
- Beautiful Views
- EPC Rating C
- Council tax Band A





Lift and stairs to sixth floor. Part glazed door to:

Entrance Hallway

Storage cupboard housing electric meters and consumer unit. Further storage unit with hanging and shelving and sliding door. Large walk-in storage area with shelves. Telephone intercom.

Lounge

4.39 x 3.72 (14'4" x 12'2")

Coving. Double glazed window with distant westerly views. Double glazed door giving access to balcony. TV point. Dimmer switch. Door to:

Kitchen

3.00 x 2.09 (9'10" x 6'10")

Range of fitted base and wall units with working surfaces. Single bowl sink with mixer tap. Electric oven. Four ring hob with extractor fan over. Space and plumbing for washing machine. Tiled splashback. Double glazed window with westerly aspect.

Bedroom

4.39 x 3.20 (14'4" x 10'5")

Coving. Double glazed window with westerly views. TV point. Large walk-in storage cupboard with shelved area and space for storage.

Separate WC

Low level flush WC.

Shower Room

Shower cubicle with shower. Floating hand basin. Part tiled walls. Shaver point. Wall mounted electric heater.

Balcony

Far reaching westerly views of West Worthing and Goring. Distant sea views.

Tenure

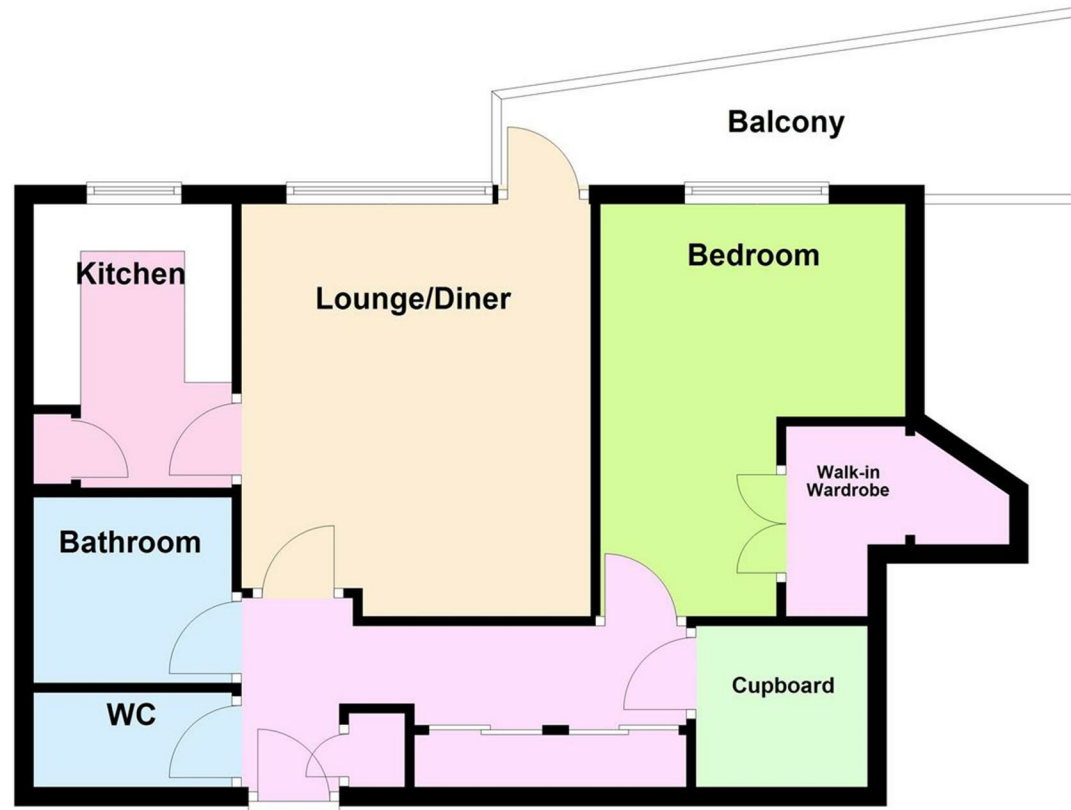
174 years remaining on lease
Six monthly maintenance charge - £976.67



Floor Plan Boundary Road

Floor Plan

Approx. 56.8 sq. metres (611.8 sq. feet)



Total area: approx. 56.8 sq. metres (611.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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