



1



1



1



D



## Description

We are delighted to offer to the market this top floor flat, ideally located just moments from Worthing mainline station and the town centre, and within easy walking distance of the seafront

Accommodation offers an open plan lounge/kitchen, a double bedroom and a bathroom. Other benefits include an allocated parking space in the front of the building, double glazing and a brand new lease.



## Key Features

- Top Floor Flat
- Double Glazed Windows
- Brand New Lease
- Open Plan Kitchen/Lounge
- Allocated Parking Space
- Council Tax Band A





### **Communal Hallways**

With stairs to top floor. Front door to:

### **Entrance Hall**

Entry phone and downlighters. Door to:

### **Open Plan Lounge/Kitchen**

**5.61m x 2.77m (4.27m max into kitchen) (18'5 x 9'01 (14'66 max into kitchen))**

### **Lounge Area**

Laid wood effect flooring, sash style double glazed window, electric wall mounted heater, downlighters and throughway to:

### **Kitchen**

Range of high gloss fronted wall and base units, roll top working surfaces incorporating a one and a half bowl sink with mixer tap, four ring Lamona hob and a Beko electric oven, space and plumbing for washing machine, extractor fan and metro brick splashbacks.



### **Bedroom**

**2.97m x 2.59m (9'9 x 8'6)**

Cupboard housing immersion tank, slatted shelf and further storage, electric storage heater, dual aspect double glazed sash style windows, downlighters and coving.

### **Bathroom**

Panel enclosed bath with telephone style mixer tap and shower attachment, basin, low flush WC, tiled walls, shaving mirror and shaving light.

### **Parking**

Allocated parking space.

### **Tenure**

Leasehold - brand new lease 99 years.  
Service charge: circa £2,000 per annum.

