



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

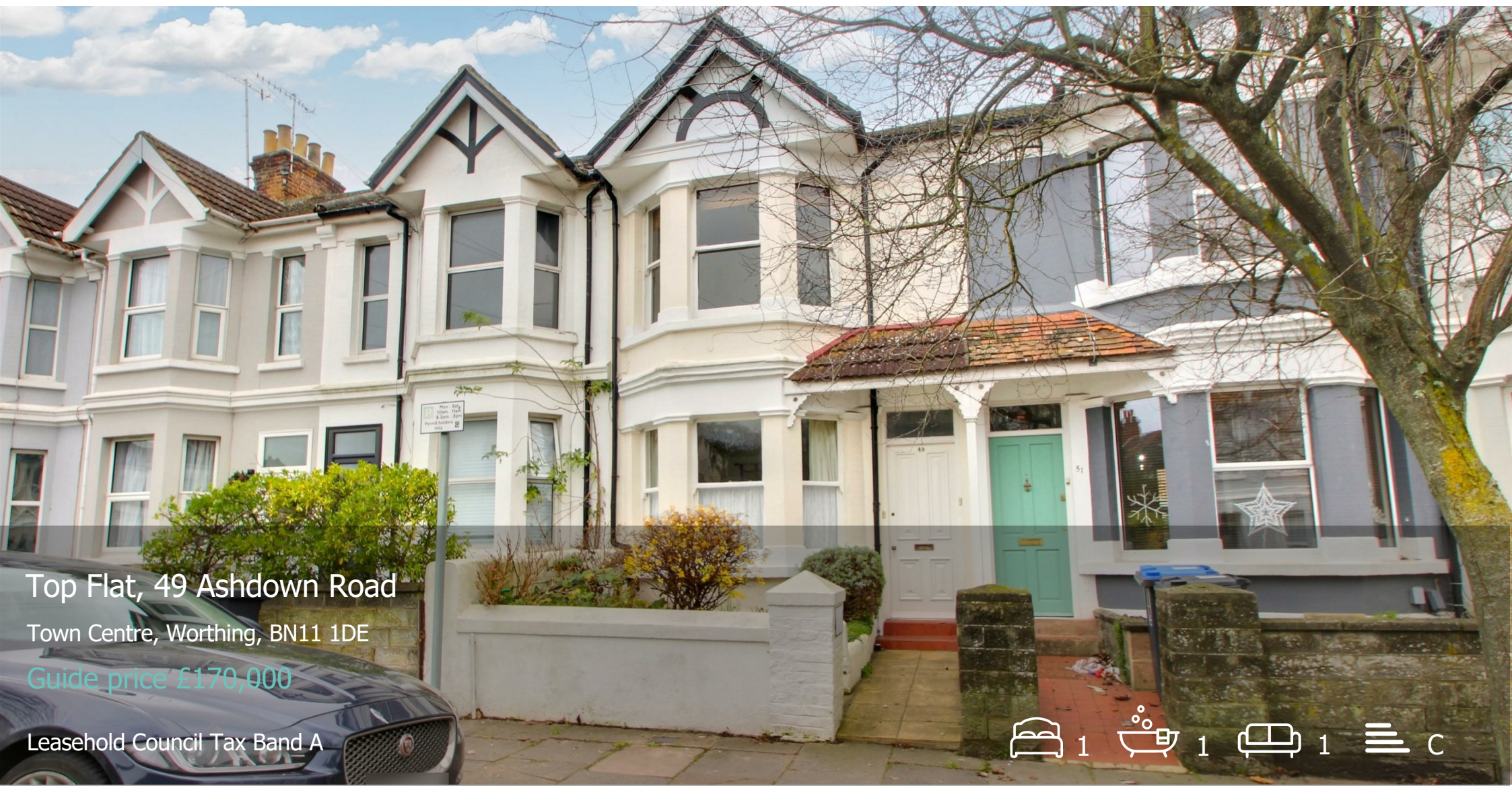
t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Top Flat, 49 Ashdown Road

Town Centre, Worthing, BN11 1DE

Guide price £170,000

Leasehold Council Tax Band A



Ideally located in the heart of Worthing town centre, James & James Estate Agents are pleased to bring to the market this characterful one bedroom first floor flat. CHAIN FREE.

In brief the accommodation comprises communal entrance with stairs to first floor, split level landing, feature bay fronted lounge/diner, double bedroom, bathroom, and a spacious fitted kitchen. Other benefits include majority double glazing and gas central heating.

Ashdown Road is situated to the Northern part of Worthing town centre, being ideally located to Worthing mainline railway station which is just a short walk away. Worthing mainline railway gives great links to most towns and cities. Buses also serve the area.

In our opinion viewing is essential to fully appreciate both the size and excellent location of this sought after town centre apartment.

Lease length remaining - 159 years  
Service charge - £2294 pa (approx)

Communal Entrance

Stairs To First Floor

Bay Fronted Lounge  
13'9 x 13;8 (4.19m x 3.96m;2.44m)

Bedroom  
11'9 x 9'3 (3.58m x 2.82m)

Kitchen  
9'8 x 9'7 (2.95m x 2.92m)

Bathroom





## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

