



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: 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



Flat 6, 24 Cowper Road

, Worthing, BN11 4PD

Guide price £185,000

Leasehold Council Tax Band A



We are delighted to offer for sale this CHAIN FREE fantastic top floor apartment located within the highly popular Poets corner, a short walk into Worthing town centre.

The accommodation comprises, secure communal entrance, stairs to front entrance, hallway into open plan lounge/kitchen/diner with a range of base and eye level units. There are two bedrooms, the main bedroom benefitting from built in wardrobes and a modern fitted family bathroom with shower over bath.

Further benefits include gas central heating, double glazing and a long lease.

Situated in Cowper Road, the property is just a short walk from mainline railways stations which give great access to most major towns and cities. The property is also close to the park. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 1 mile distance.

Lease years remaining - 110
Service charge - £1150 pa
Ground rent £98 pa

Communal Entrance

Stairs To Front Door

Hallway

Lounge Area
16'3 x 10" (4.95m x 3.05m)





Open Plan Kitchen/Diner
16' x 7'8 (4.88m x 2.34m)

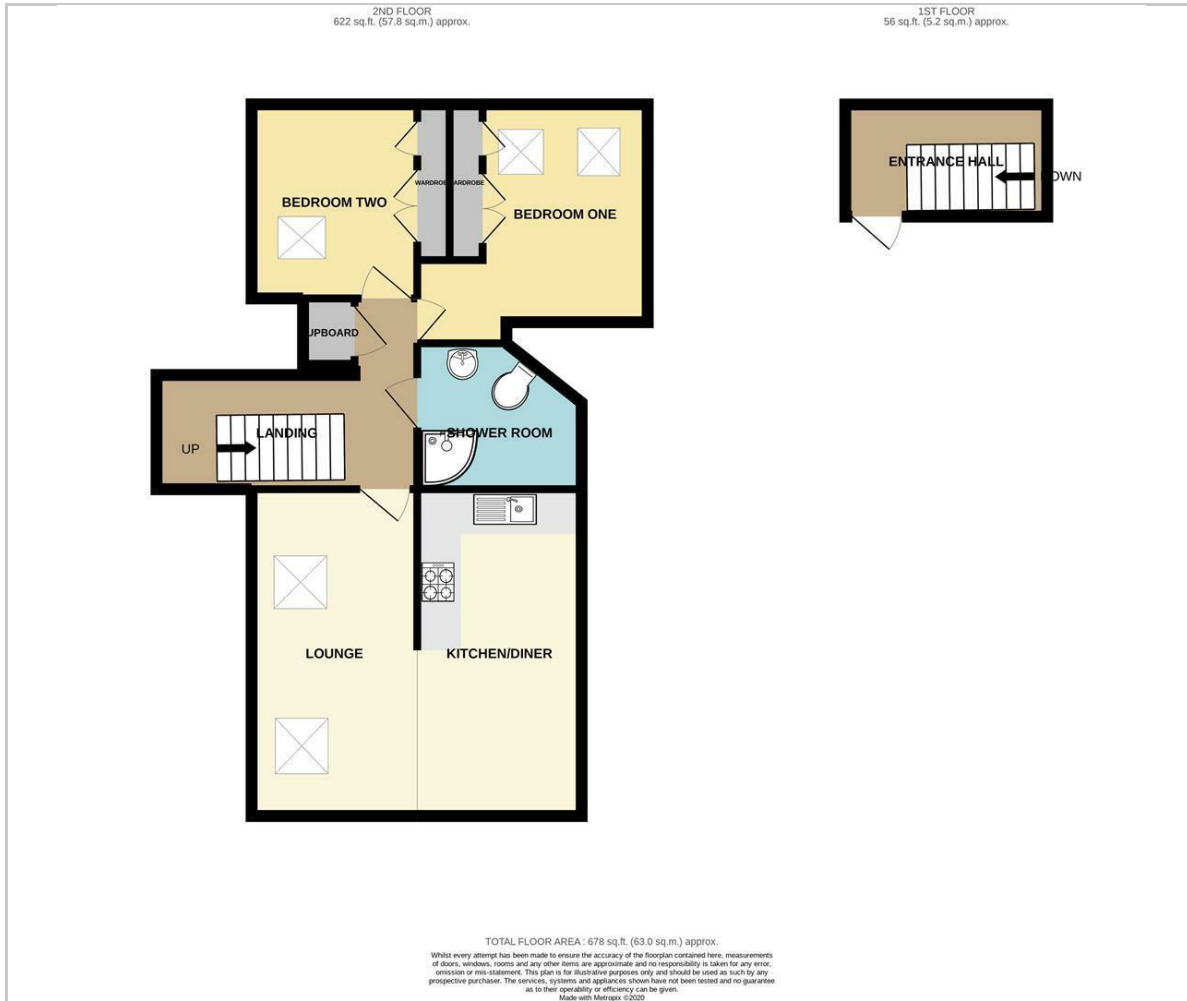
Bedroom One With Fitted
Wardrobes
36'1"29'6" x 29'6"19'8" (11'9 x
9'6)

Bedroom Two
9'10 x 7'6 (3.00m x 2.29m)

Modern Fitted Bathroom



Floor Plan



Viewing

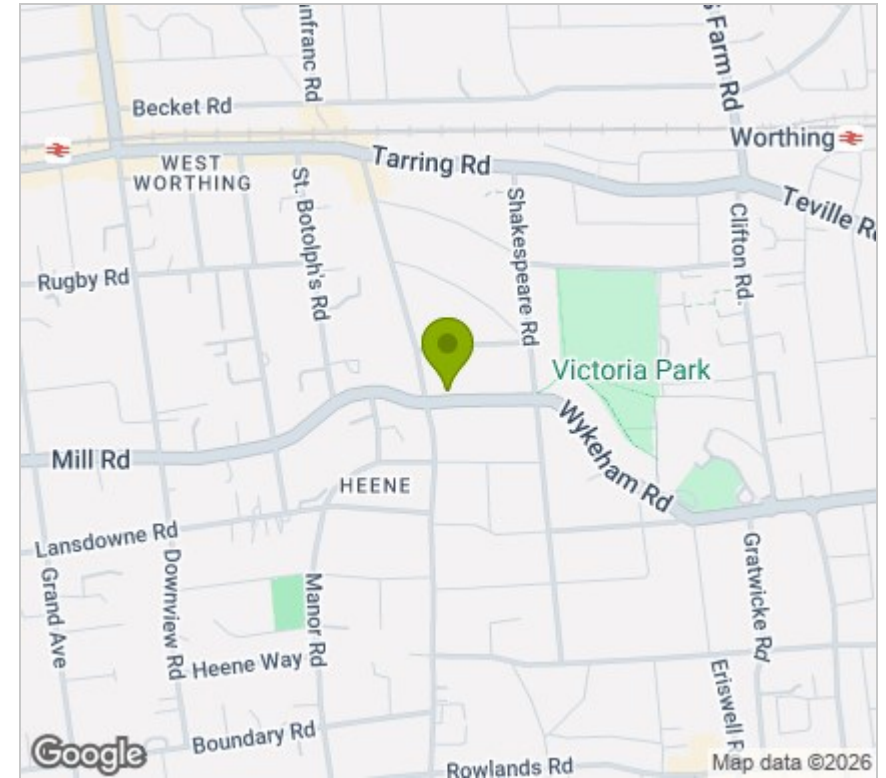
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

