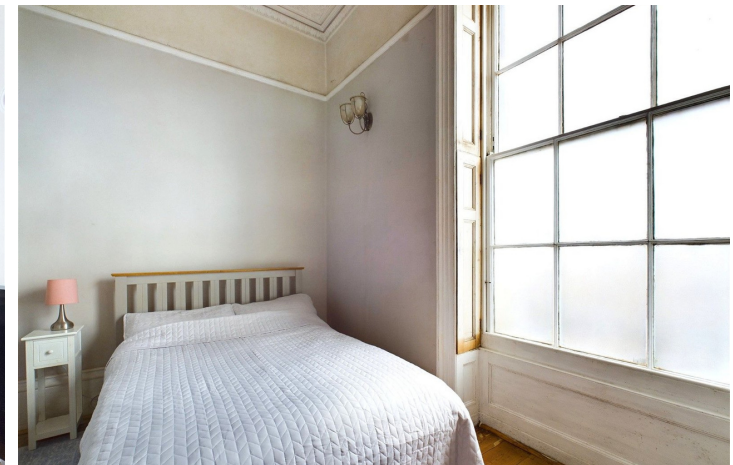




**Ace House | Bridge Road | Worthing | BN14 7BU**  
**£140,000**



We are delighted to offer for sale this well proportioned and rarely available ground floor studio apartment, forming part of this historic building close to Worthing town centre, amenities, mainline train station and seafront. The property boasts a large studio room, benefiting from a mezzanine area which is convenient for storage, a fitted bathroom and fitted kitchen area. The development features from residents parking on a first come, first serve basis.



## Key Features

- Ground Floor Studio Apartment
- Fitted Kitchen
- Fitted Bathroom
- Mezzanine Storage Area
- Period Features
- Residents Parking
- Long Lease
- 0.2 Miles From Worthing Station
- 0.9 Miles To Worthing Seafront



**Studio Room**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The covered main entrance takes you into the well kept communal area. A private front door welcomes you into the entrance hallway of the apartment, with plenty of space providing a convenient place to hang coats and also benefiting from a large storage cupboard. Spanning the full width of the apartment and featuring from a large period sash window, the studio room measures an impressive 16'1" x 15'3" making this a light, airy room with plenty of space for a large double bed, sofa and dining table. The studio room offers a variety of characterful features, from beautifully designed Victorian cornicing to impressively grand ceiling height and offers plenty of storage in the mezzanine space. The kitchen has been fitted with an array of floor and wall mounted units with space and provisions for white goods. The bathroom has been fitted with a full suite including a bath with shower over, toilet and hand wash basin.

### EXTERNAL

The development benefits from residents parking on a first come, first serve basis.

### LOCATION

The property is located only 0.2 from the Worthing mainline station, this spacious ground floor apartment is positioned conveniently close to transport links and close to local amenities. The property is only a 16 minute walk from the seafront, proving a great day out in summer at minimal travel expense.

Council Tax Band A

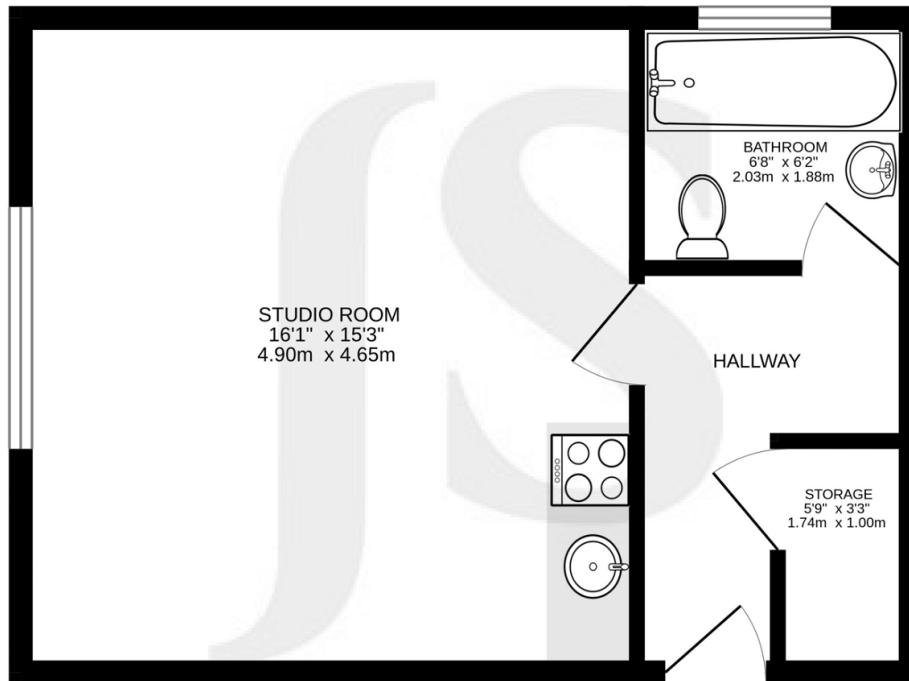
**Tenure** Leasehold

Lease length: 154 years

Maintenance: Approx. £2000 per annum

Ground rent: £50 per annum

## GROUND FLOOR

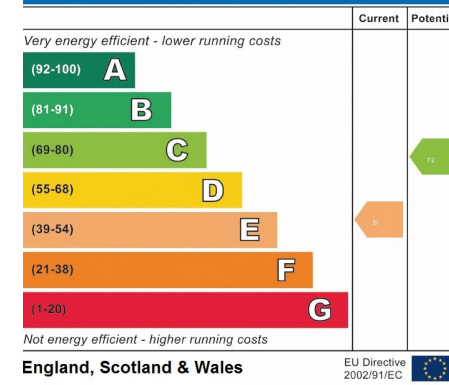


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



### Energy Efficiency Rating



## Property Details:

Floor area \*as quoted by EPC: 355 Sqft

Tenure: LEASEHOLD

Council tax band: A