



Flat 3, Garratt House, Bolsover Road, Worthing, BN13 1NR
Asking Price £200,000



We are pleased to be able to offer a first floor, purpose built apartment. The property offers one double bedroom, open plan kitchen/ living space, bathroom and allocated parking space. The property is being sold with no ongoing chain.



Key Features

- First Floor Apartment
- One Bedroom
- Open Plan Kitchen/ Living Space
- Bathroom
- Allocated Parking Space
- Close to Local Amenities
- Close To Local Transport Links



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system, stairs to first floor and front door. Front door leading into the entrance with access to rooms and storage cupboard. The open plan kitchen/ living space offers modern wall and base units, integrated fridge/ freezer, washing machine, dishwasher, sink, drainer, built in oven and gas hob. The living space offers dual aspect windows and space for table, chairs and living furniture. The property offers a double bedroom. The bathroom comprises of bath with shower above, wash hand basin and WC.

The property offers one allocated parking space and visitor parking bays.

SITUATED

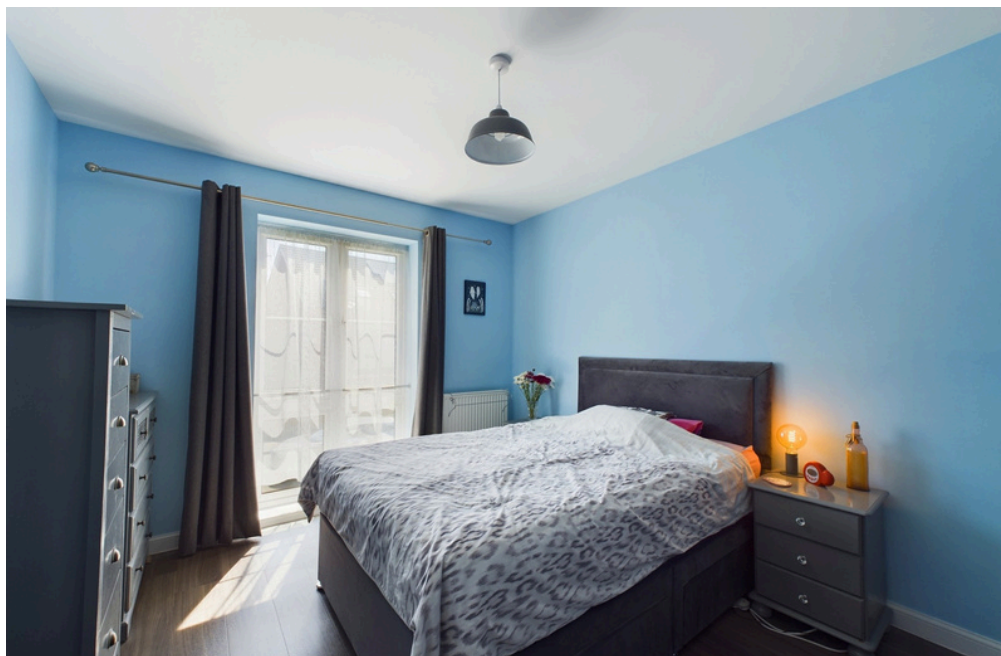
In the popular Cissbury Chase development, the property is approximately 400 yards from Durrington-on-Sea train station and is accessible from the underpass to the rear of the development. The local shops on The Strand include a Co-op, butchers, florist and there is also a medical center & vets. Bus routes are available close by on The Boulevard.

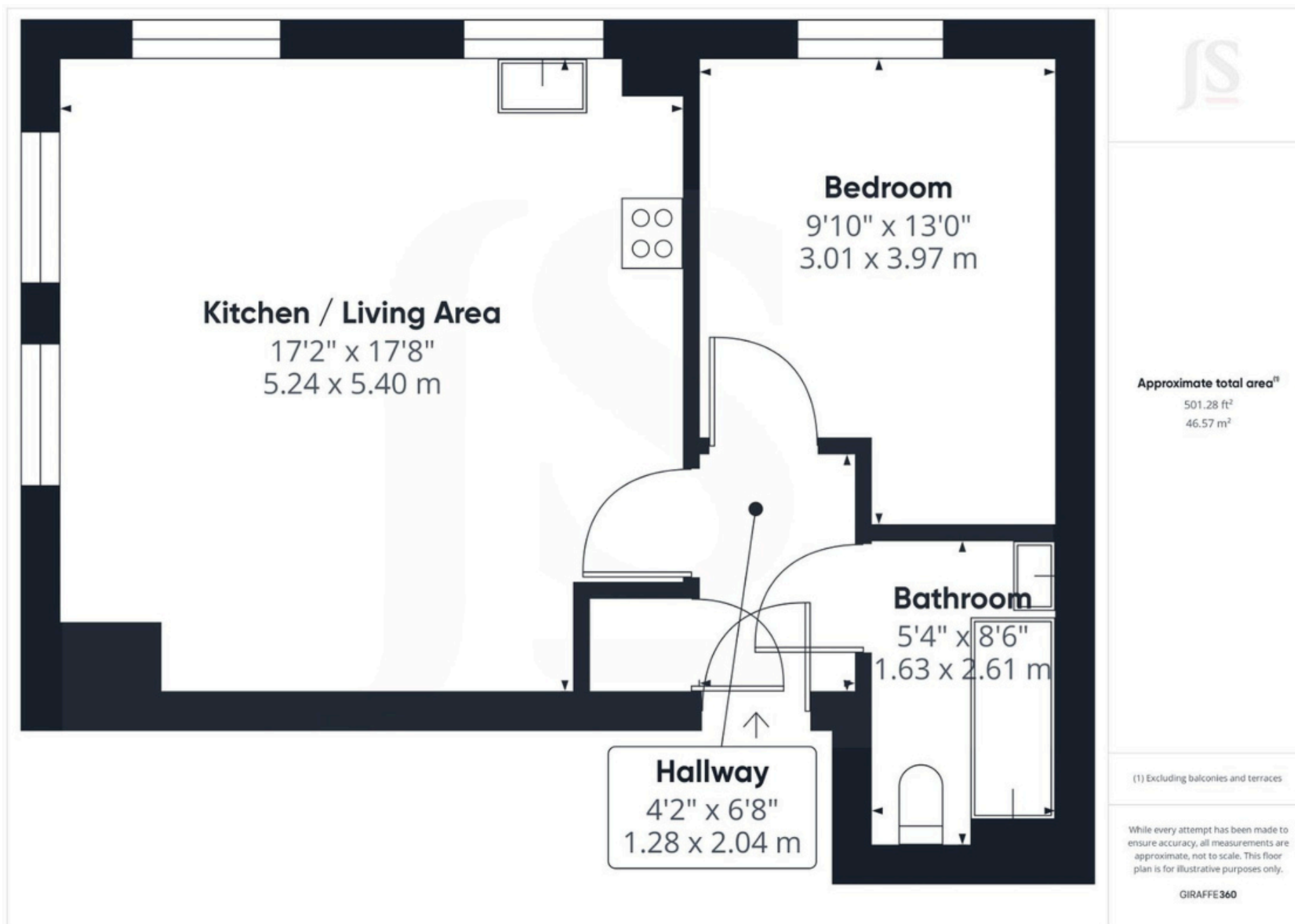
TENURE

Lease: 144 years remaining

Service Charge: £1058 per annum

Ground Rent: £300 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 48 sqm

Tenure: Leasehold

Council tax band: B

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.