



Trent House | Rectory Road | West Sussex | BN14 7PD
Offers Over £170,000



We are pleased to be able to offer a first floor, purpose built flat. The property offers one bedrooms, west facing lounge with balcony, kitchen and bathroom. The property will benefit from a new lease on completion and no ongoing chain.



Key Features

- First Floor Flat
- One Bedroom
- Kitchen
- West Facing Lounge
- West Facing Balcony
- New Lease on Completion
- No Ongoing Chain
- Close To Local Shopping Facilities
- Bus Routes Nearby



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Security entry phone system, communal entrance, stairs rising to first floor to the front door. Front door leading into the entrance hall with access to all rooms and airing cupboard. The lounge is west facing and benefits from a door leading out to the west facing balcony. The kitchen has fitted units with spaces for all appliances. The bathroom comprises of panelled bath, wash hand basin and WC. The Bedroom measures 10'11ft x 9'1ft.

EXTERNAL

Non allocated parking to the rear.

LOCATION

On the popular Rectory Road, Thomas A Becket Junior school is within 200 yards away and the infant school is a short walk away. Bus routes run along Rectory Road and West Worthing train station is 0.5 miles away. Amenities can be found at the Tesco Express and there are pubs and eateries at the close by Thomas A Becket shops. Tarring Village is within 0.5 miles and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

Tenure: Leasehold

New Lease on Completion

Service Charge: £760 per annum

Ground Rent: TBC

COUNCIL TAX BAND A



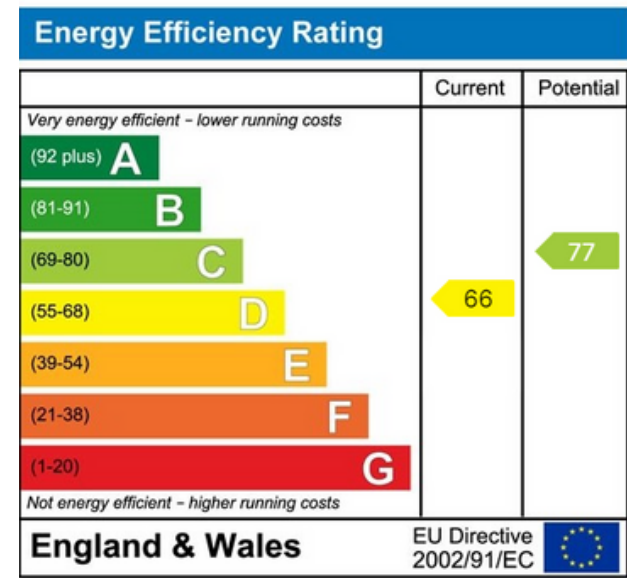


Approximate total area[®]
 476.05 ft²
 44.23 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Leasehold

Council tax band: A

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.