



Wye House | Downview Road | Worthing | West Sussex | BN11 4QS  
Offers Over £230,000





We are pleased to offer a first floor, purpose built apartment to the market. The property offers two double bedrooms, west facing lounge, fitted kitchen, bathroom and separate WC. The property benefits from a garage in the compound, new lease on completion and no ongoing chain.



## Key Features

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- West Facing Lounge
- Fitted Kitchen
- Bathroom & Separate wc
- Garage In Compound
- New Lease On Completion
- No Ongoing Chain
- Close to Local Bus Routes



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal door with security entry phone system leading into the communal entrance with stairs rising to the first floor. Front door leading into the entrance hall with access to all rooms and storage cupboards. The lounge offers a west facing window. The fitted kitchen comprises of wall and base units with spaces for all appliances, sink and drainer. There are two double bedrooms, bedroom two is currently being used as a dining room, offers built in wardrobes and bedroom one measures 11'11ft x 10'11ft. The bathroom comprises of panelled bath, glass shower screen, shower above and wash hand basin. The WC is located just next door to the bathroom.

### EXTERNAL

Communal gardens surround the property. Garage situated in the compound no3.

### LOCATION

in a popular area of West Worthing on the corner of Lansdowne Road and Downview Road. Local amenities can be found on Goring Road approximately half a mile away with Worthing Beach easily accessible also approximately half a mile away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is West Worthing which is approximately half a mile away. Bus services run nearby.

### COUNCIL TAX BAND

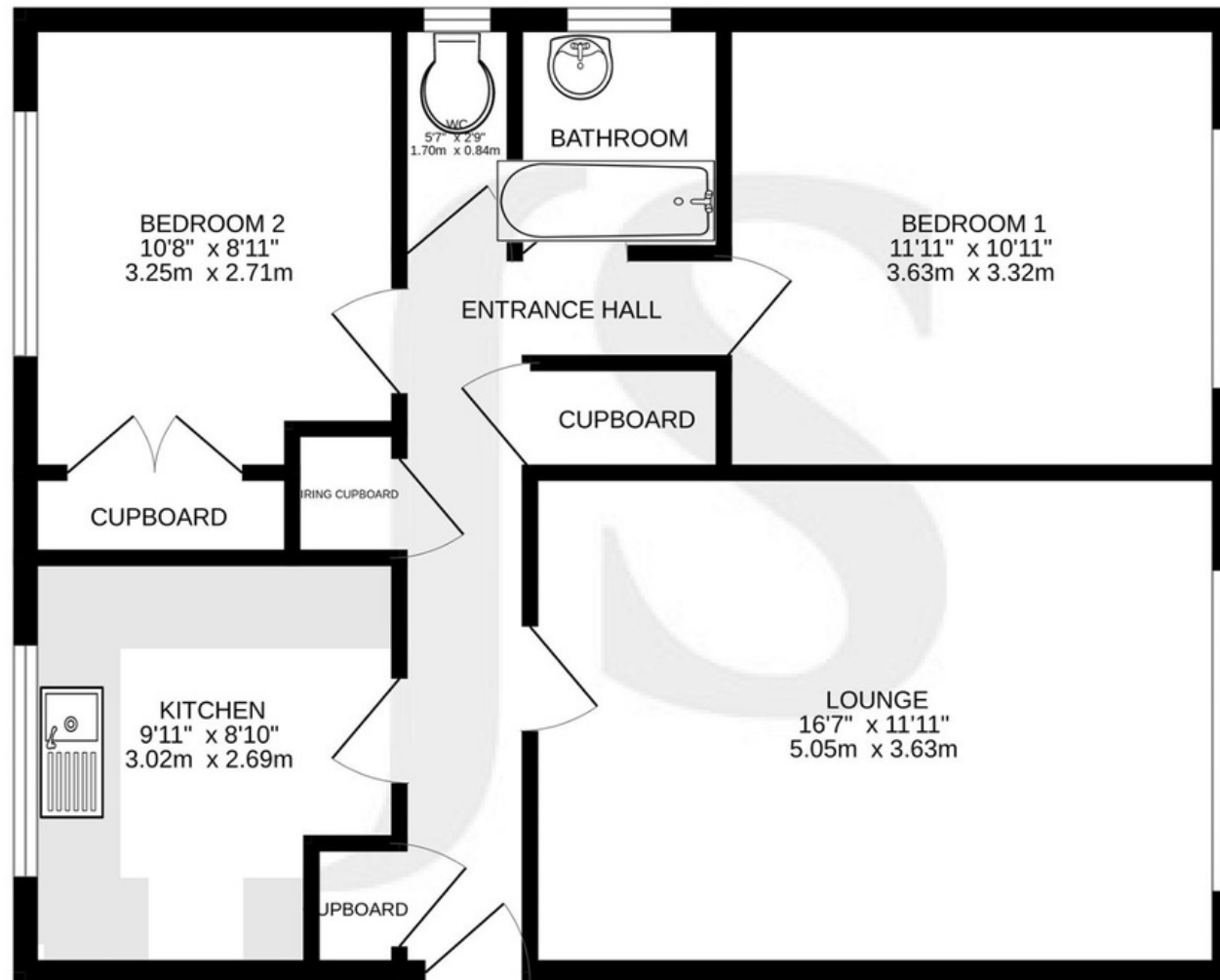
B

### TENURE

Lease: New Lease on Completion.  
Service Charge: £1450 per annum  
Ground Rent: £160 per annum

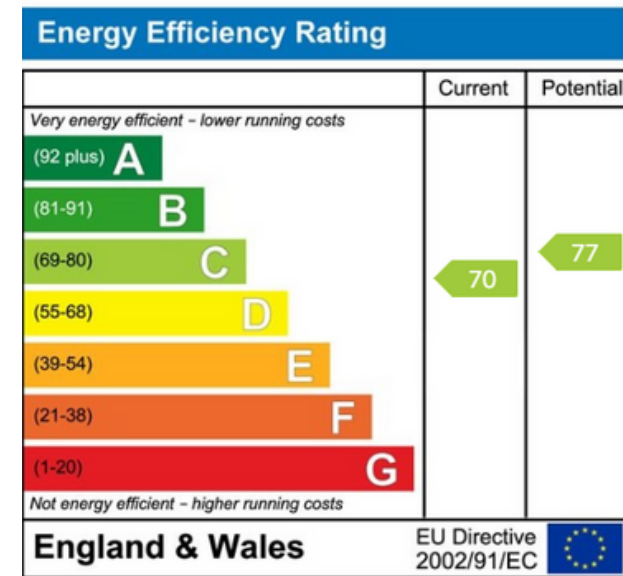


## GROUND FLOOR



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.



## Property Details:

Floor area (as quoted by EPC): 64 sqm

Tenure: Leasehold

Council tax band: B