



Walton Lodge | Walton Close | Worthing | BN13 2BJ
Guide Price **£250,000**



We would love to offer this well presented two bedroom maisonette flat with garage, this home will have a new 990 lease on completion and benefits lounge/diner, modern kitchen, bathroom, storage cupboards on the ground and first floors, private entrance and low maintenance.



Key Features

- First Floor Flat
- Two Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Own Entrance
- New 990 Lease Upon Completion
- Low Maintenance
- Garage
- Communal Gardens
- Situated in Cul-de-Sac



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Own entrance on the ground floor with storage cupboard, leading up to a spacious first floor landing which benefits a further cupboard and airing cupboard. Lounge/diner at the front of property and adjacent is the kitchen which offers a good range of wall and base units with worktop over and space for appliances. Both bedrooms are double rooms, one with fitted wardrobes. The bathroom has P shaped bath with shower over, wc and wash hand basin.

EXTERNAL

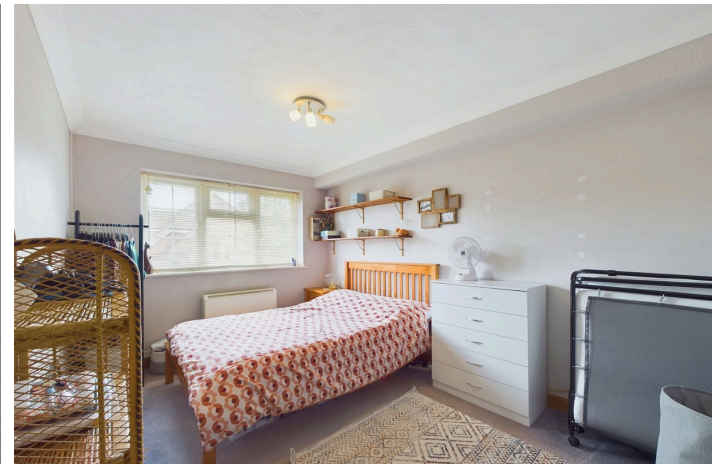
Walton Lodge are purpose built flats set within communal grounds with garages in compound at the rear and residents parking on the private road.

LOCATION

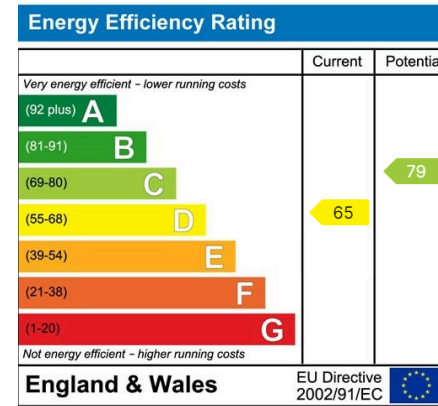
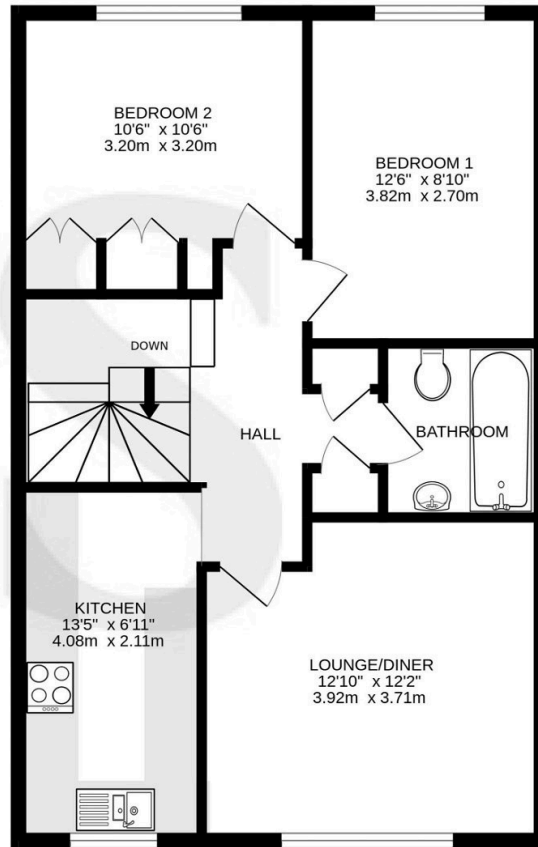
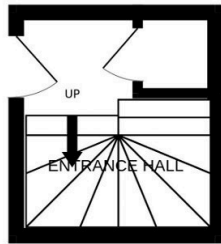
In the popular Salvington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are close by. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approx. 1.4 miles away. Easy access to main roads A24 & A27. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approx. 2.5 miles away.

TENURE

Leasehold - New 990 lease on completion
Maintenance £1,194 p.a inc Insurance
Ground Rent £80 p.a but Peppercorn upon new lease



GROUND FLOOR



Property Details:

Floor area (as quoted by EPC: 624 SqFt)

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.