



**Pilgrims Walk, Worthing, BN13 1RJ**  
**Asking Price of £142,000**



We are pleased to offer a first floor, purpose built, studio apartment to the market. The property offers a studio room with built in storage and pull down bed, bathroom and kitchen area. The property benefits from a private entrance and long lease.



## Key Features

- Close To Local Shopping Facilities
- Chain Free
- Long Lease
- Dressing Room Area
- Kitchen Area
- Bathroom
- Allocated Parking Space
- Private Entrance
- First Floor
- Studio Room



**0 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Private front door leading into the studio room with an opening into the kitchen and door leading into the dressing area and door into the bathroom. The studio room benefits from a pull down double bed with storage either side and built in drawers. Door leading into the dressing area which offers built in dressing table, mirror and built in storage cupboard. The bathroom offers bath with shower above, wash hand basin and WC. The kitchen comprises of wall and base units built in oven, electric hob, space and plumbing for washing machine and space for under counter fridge and freezer.

### EXTERNAL

Allocated parking space.

### LOCATION

in a popular residential area of West Worthing. Local amenities can be found close by on South Street, Tarring. 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 a quarter of a mile away. Bus services run nearby.

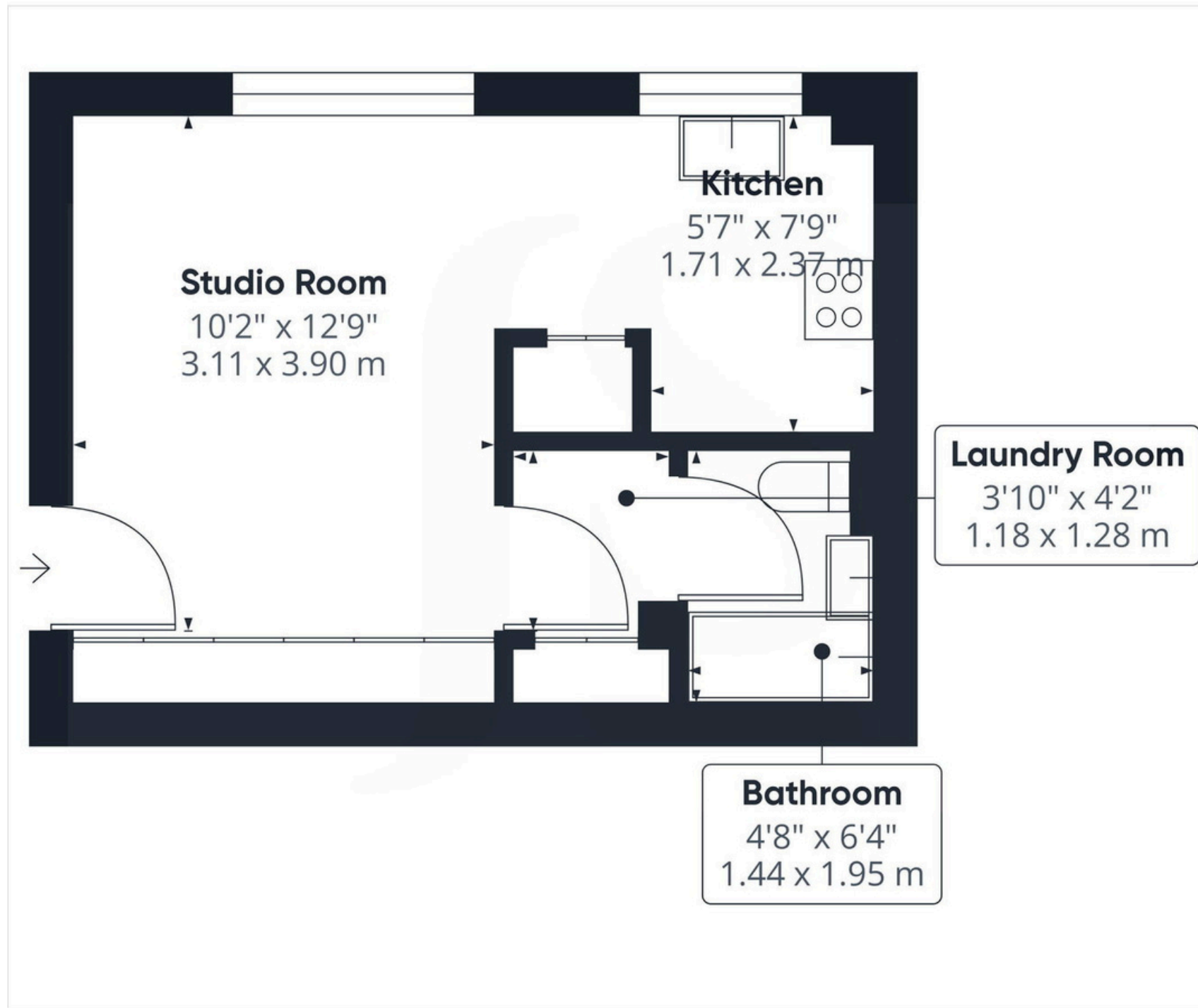
### TENURE

Lease: balance of 999 Years

Ground Rent: £ 1.00

Service Charge: Nil





**JS**

Approximate total area<sup>(1)</sup>  
265.01 ft<sup>2</sup>  
24.62 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 25 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.