



Trent House, 77 Rectory Road, Worthing, BN14 7PD
Asking Price of £225,000





We are delighted to offer to the market a first floor, purpose built apartment. The property offers two bedrooms, lounge/ dining room, kitchen and shower room. The apartment also has the benefit of a garage in the compound and being within close proximity to local shopping facilities and transport links.



Key Features

- First Floor Flat
- Two Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Shower Room
- Garage in Compound
- Close to Local Shopping Facilities
- Close to Local Bus Routes
- Communal Gardens
- Quiet & Popular Residential Location



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system, stairs rising to first floor. Front door leading into the entrance hall to the generously sized hallway with doors to all rooms and a storage cupboard. The property offers two bedrooms. The fitted kitchen offers wall and base units with spaces for oven, washing machine, dishwasher and fridge/ freezer and sink, drainer. The modern shower room offers walk in shower with step up and glass screen, wash hand basin and WC. The lounge/ dining room benefits from a bay fronted window to the front. The property also benefits from access to the

EXTERNAL

The property benefits from a brick built garage which has the added benefit of having a parking space to the front of it. There is also a small but well-kept communal garden.

SITUATED

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

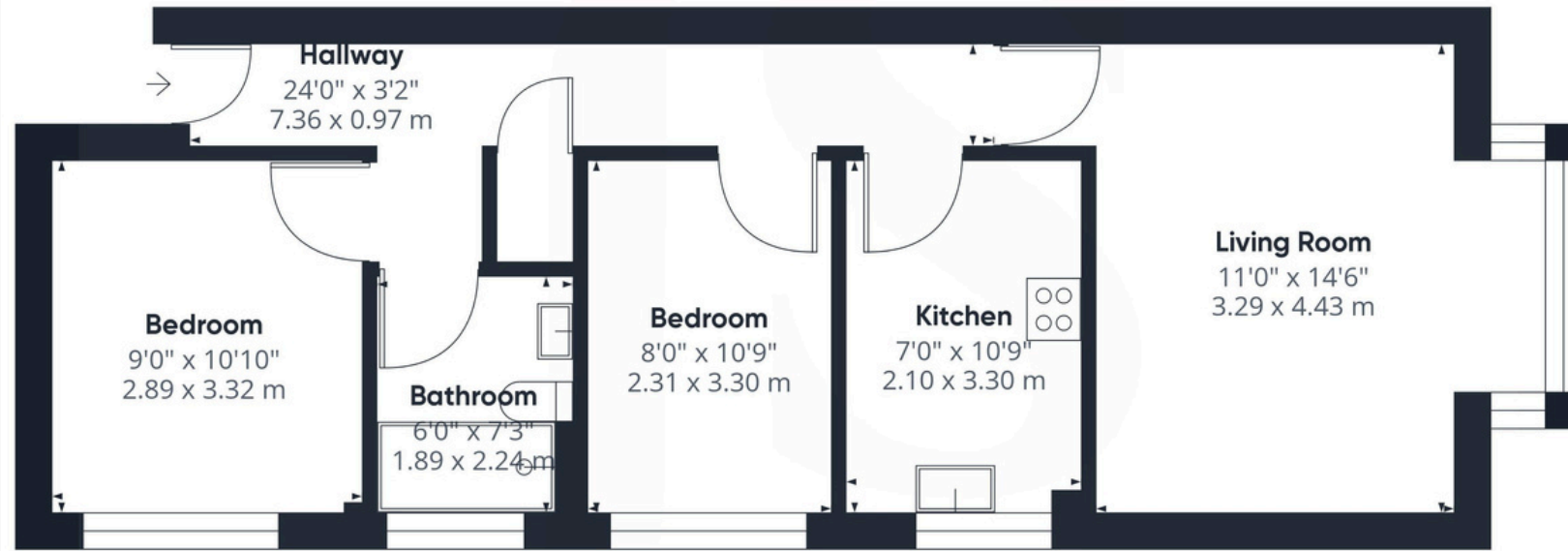
Lease: 107 years remaining

Service Charge: £1560

Ground Rent: £150 per annum

Council Tax Band: B



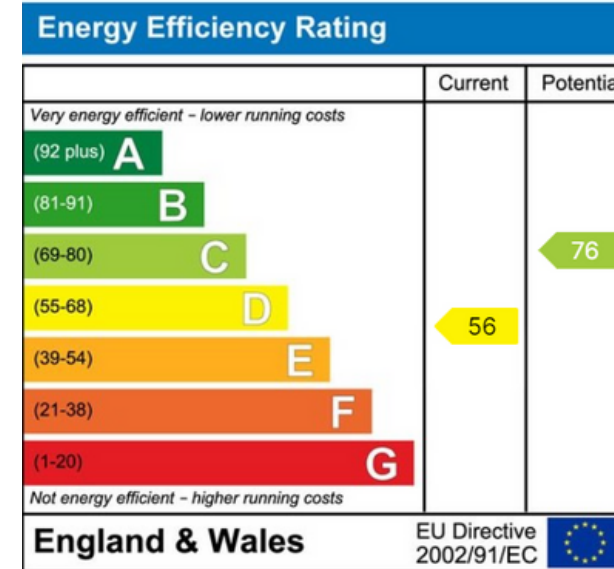


Approximate total area⁽¹⁾
 595.89 ft²
 55.36 m²

(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.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 59 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.