



West Buildings | Worthing | BN11 3BS

Offers Over £165,000





We are delighted to offer for sale this well proportioned and charming ground floor apartment, situated in the heart of Worthing town centre moments away from the seafront and close to local shops and amenities. The property boasts one double bedroom, spacious reception room, modern fitted kitchen/ shower room suite and a private entrance.



Key Features

- Ground Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen & Shower Room
- Private Entrance
- Spacious Reception Room
- New Lease Upon Completion
- Low Service Charges
- Seafront Location
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 100 Metres From The

Seafront



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The private front door opens into the kitchen, which has been fitted with an array of modern white gloss floor mounted units, with an integrated oven/hob and space and provisions for white goods. Positioned off the kitchen is the living/dining room, this room measures 9'11" x 11'2" and has space for both living and dining room furniture. The double bedroom measures a generous 12'1" x 11'1" and faces both east and west, this large room can comfortably fit a large double bed alongside various other bedroom furniture. Situated at the rear of the property is the contemporary shower room which has been fitted with a corner shower, toilet and hand wash basin.

EXTERNAL

There is a communal garden outside the flat for everyone to use, perfect to put some plants/pots.

LOCATION

Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 100 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 1km and offers links to both London and Brighton. West Worthing station is approximately 1.6km away. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure - Leasehold

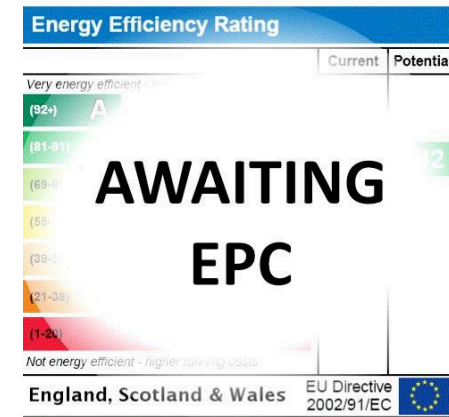
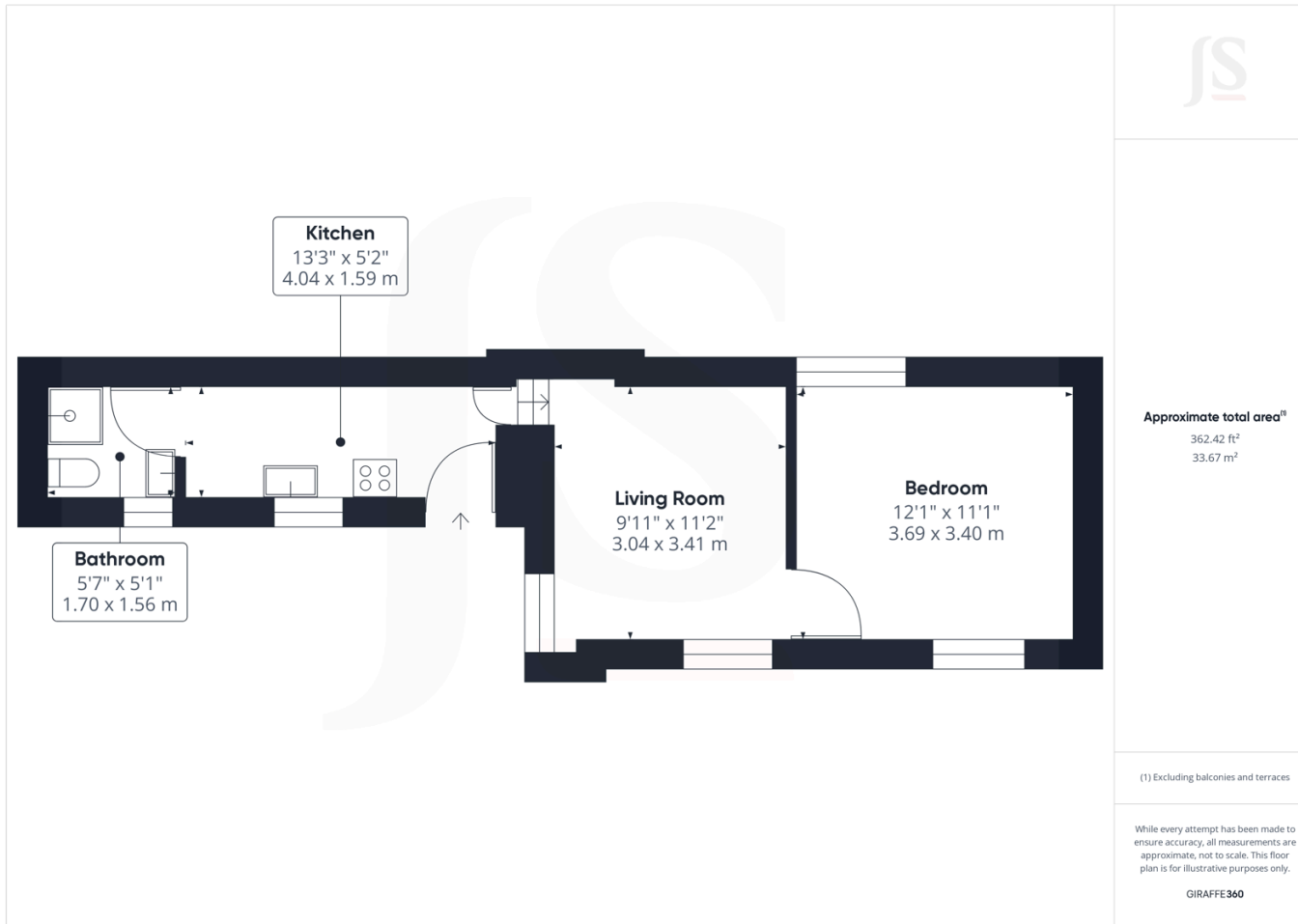
Lease Length - New lease upon completion - minimum 99 years

Maintenance - Approximately £807 per annum

Ground Rent - £250 per annum

Council Tax Band A





Property Details:

Floor area *as quoted by EPC: tbc

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.