



64 Westlake Gardens | Worthing | West Sussex | BN13 1LF

Asking Price Of **£190,000**





A spacious one double bedroom second floor flat, situated in this popular residential location benefitting from a large south facing lounge with direct lake views, large double bedroom with distant downland views and south facing kitchen/breakfast room.



Key features:

- A One Double Bedroom Second Floor Flat
- Large South Facing Lounge/Diner
- South Facing Kitchen/Breakfast Room
- Large Double Bedroom
- UPVC Double Glazed Throughout
- Direct Views Over Lake
- Sought After Residential Location
- No On Going Chain
- New Lease On Completion

 1 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal entrance with stairs to the second floor leading to front door, the entrance hall has doors to all rooms and access to storage cupboard. The kitchen benefits from direct views over the lake; comprising of roll edge laminate work surface with cupboards below, matching eye level cupboards, breakfast bar with seating for two, inset stainless steel one and a half bowl drainer sink unit, space for cooker with extractor over, provision for washing machine, space for fridge/ freezer space for slim line dishwasher. The lounge measures a generous 17'11ft x 12'4ft with direct views of the lake. The bedroom measures 14 ft x 12' 9ft with distant downland views. The bathroom comprises of low level push button WC, pedestal hand wash basin, panel enclosed bath with electric power shower over, electric towel rail, part tiled walls, cupboard giving storage space and a further cupboard with slatted shelving.

EXTERNAL The flat benefits from residents and visitors parking and is surrounded by very attractive communal gardens. Situated on the outskirts of Tarring with local amenities close by.

SITUATED In the sought after Tarring area with local shops being available at Tarring village. The property also falls within the popular Thomas A Becket School catchment area. The development is approximately 1 mile from West Worthing station and 0.5 miles from Tarring village centre. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road. Worthing town centre is approximately 2 miles away and offers a range of amenities such as restaurants, theatres, cinemas and leisure facilities.

OUTGOINGS Lease: New Lease On Completion

Maintenance: £784.90 per half year

Ground Rent: £126 per half year

HALLWAY:

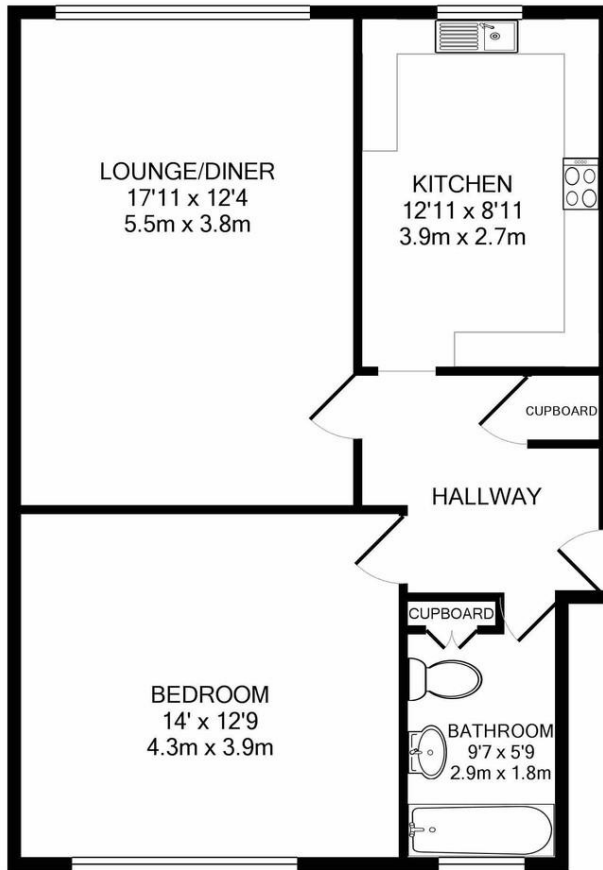
SPACIOUS SOUTH FACING LOUNGE: 17' 11" x 12' 4" (5.46m x 3.76m)

KITCHEN/BREAKFAST ROOM: 12' 11" x 8' 11" (3.94m x 2.72m)

SPACIOUS MASTER BEDROOM: 14' 0" x 12' 9" (4.27m x 3.89m)

BATHROOM: 9' 7" x 5' 9" (2.92m x 1.75m)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 688 sq ft (64 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B