



11 Offington Lane | Worthing | West Sussex | BN14 9RH

Asking Price Of **£250,000**





A two bedroom ground floor flat with spacious open-plan lounge/diner, kitchen and wetroom/wc. This property is currently adapted for wheel chair use. Ideal first time buy or investment, benefiting from a long lease and allocated covered off road parking.



## Key features:

- Ground Floor Flat
- Two Bedrooms
- Lounge/ Diner
- Kitchen
- Wetroom
- Allocated Parking
- Good Transport Links
- Close To Amenities
- 135 Year Lease Remaining
- Thomas A Beckett Catchment

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** The communal entrance leads to main front door of the property. From the entrance hall there is access to a storage cupboard, both bedrooms and the spacious 20ft lounge/diner which overlooks the front of the property through a bay window. The kitchen comprises of a range of wall and base units with worktop over, inset sink and drainer, integrated oven and space for washing machine and fridge/freezer. Cupboard housing boiler. Both bedrooms are doubles and benefit from built in wardrobes, views overlooking the communal gardens. There is a good sized wet room with walk in shower, wash hand basin and wc.

**EXTERNAL** The surrounding communal gardens are well maintained and there are gates leading to an allocated parking space which is covered over.

**SITUATED** Cypress Place is in this well looked after private development and being a few minutes walk of local shops at Thomas A Becket whilst more comprehensive shops are available in Broadwater village centre which is approximately one mile away. Bus services to surrounding districts are also within easy reach. Easy access to main A roads. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9 miles away.

**ENTRANCE HALL** 18' 3" x 3' 3" (5.56m x 0.99m)

**LOUNGE/DINER** 20' 7" x 13' 8" (6.27m x 4.17m)

**KITCHEN** 9' 4" x 7' 5" (2.84m x 2.26m)

**BEDROOM ONE** 11' 8" x 9' 1" (3.56m x 2.77m)

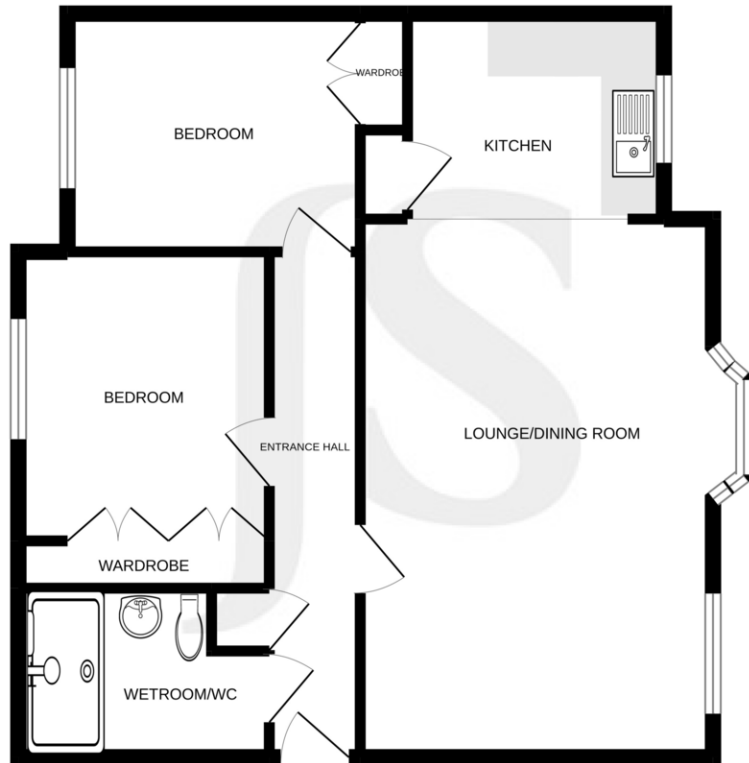
**BEDROOM TWO** 10' 1" x 9' 0" (3.07m x 2.74m)

**WETROOM/WC** 9' 1" x 6' 1" (2.77m x 1.85m)

**COUNCIL TAX** Band C



## GROUND FLOOR



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	←	←
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Property Details:

Floor Area: 657 sq ft (61 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C