



20 Saffrons Court | Downview Road | Worthing | West Sussex | BN11 4PR
Offers In Excess **£175,000**





We are delighted to be able to offer for sale a top floor purpose built flat for sale. The property has one bedroom, lounge opening into the kitchen and bathroom.



Key features:

- Purpose Built Flat
- Second Floor Flat With Passenger Lift
- One Double Bedroom
- West Facing Lounge
- Modern Fitted Kitchen
- Bathroom
- 953 Year Lease
- No Onward Chain
- 100 Yards From West Worthing Train Station

Station

 1 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL There is a communal entrance with security entry phone system and stairs & a passenger lift to the top floor. The private front door opens to the entrance hall with doors to all rooms and access to an airing cupboard and storage cupboard. The west facing lounge overlooks the rear of the development and has an opening into the kitchen, which has a range of storage cupboards with spaces for all appliances. The west facing bedroom measures 11'11" x 9'7" and benefits from a built in storage cupboard & the bathroom comprises of a bath with electric shower above, wash hand basin and WC.

EXTERNAL Set on well tended communal grounds with gardens surrounding the building, there is on road parking.

SITUATED Situated on Downview Road the property is conveniently situated for West Worthing station and the town centre. Bus stops run along close by Mill Road and local shops, banks and eateries can be found of the West Worthing high street approximately 0.5 miles away. Worthing town centre with its

seafront, comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE Service Charge: £843.57 per 6 months

Ground Rent: TBC

Lease: 953 years remaining

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 11' 11" x 12' 4" (3.63m x 3.76m)

KITCHEN 9' x 6' 2" (2.74m x 1.88m)

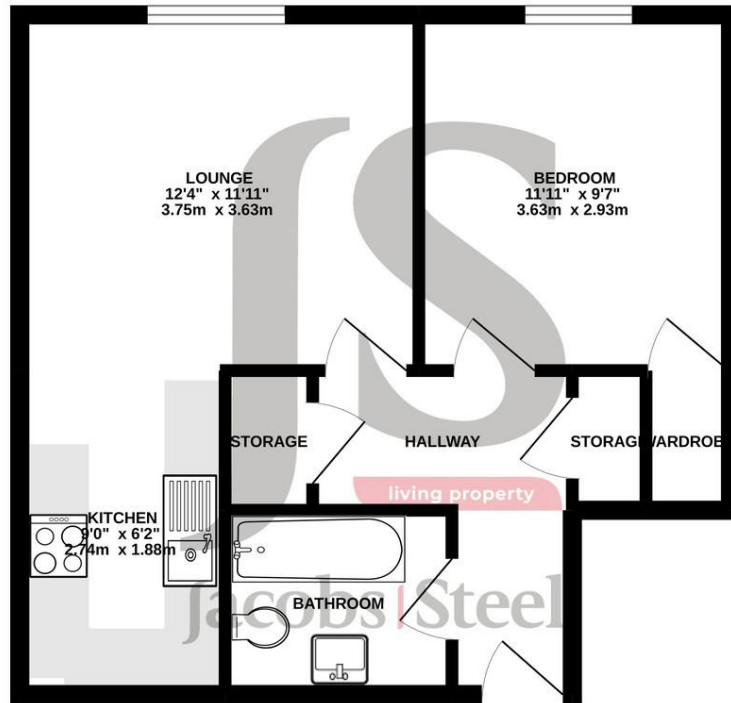
BEDROOM ONE 11' 1" x 9' 7" (3.38m x 2.92m)

BATHROOM

COUNCIL TAX BAND A



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

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Property Details:

Floor Area: 441 sq ft (41 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band A