



Kerita House | The Quadrangle | Findon | Worthing | BN14 0RB
Asking Price Of **£300,000**





We are pleased to offer to the market this well presented two bedroom ground floor flat with large private garden. Good sized lounge, fitted kitchen/ breakfast room, large lean to, storage cupboards, bathroom, separate wc and garage. Close to local amenities in Findon Valley and Findon Village.



Key features:

- Ground Floor Flat
- Two Double Bedrooms
- Lounge
- Kitchen/ Breakfast Room
- Bathroom & Separate WC
- Lean To & Plenty of Storage
- Large Private Garden
- Garage
- Chain Free
- Freehold

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The entrance hall benefits from under stairs storage, further storage cupboards and access to all rooms. The lounge is dual aspect and has an electric fire and surround. The kitchen/breakfast room has matching wall and base units, inset sink and drainer, cooker and space for a fridge/freezer, washing machine and dishwasher. There is a storage cupboard housing boiler and separate pantry. Space for table and chairs and door leading to lean to. The lean to is a good size and added benefit, has doors leading out both sides. Both bedrooms are doubles with bedroom two being dual aspect. The bathroom comprises a bath with electric shower over and wash hand basin. There is also a separate wc.

EXTERNAL The property benefits from having all the front garden which is mainly laid to lawn which is wall enclosed. The private garden is a good size and mainly laid to lawn with hedge borders. The garage is located in a block of three and is in the middle.

SITUATED in Findon with local amenities in Findon Valley and Findon Village close by and easy access to the A24 an walks to Cissbury Ring. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.9 miles away. The nearest station is West Worthing which is approximately 3.2 miles away. Bus services run nearby.

HALL

LOUNGE 15' 10" x 14' 2" (4.83m x 4.32m)

KITCHEN/BREAKFAST ROOM 11' 3" x 10' 2" (3.43m x 3.1m)

LEAN TO 29' 7" x 9' 6" (9.02m x 2.9m)

BEDROOM ONE 14' 11" x 10' 10" (4.55m x 3.3m)

BEDROOM TWO 12' 11" x 11' 8" (3.94m x 3.56m)

BATHROOM 6' 11" x 5' 9" (2.11m x 1.75m)

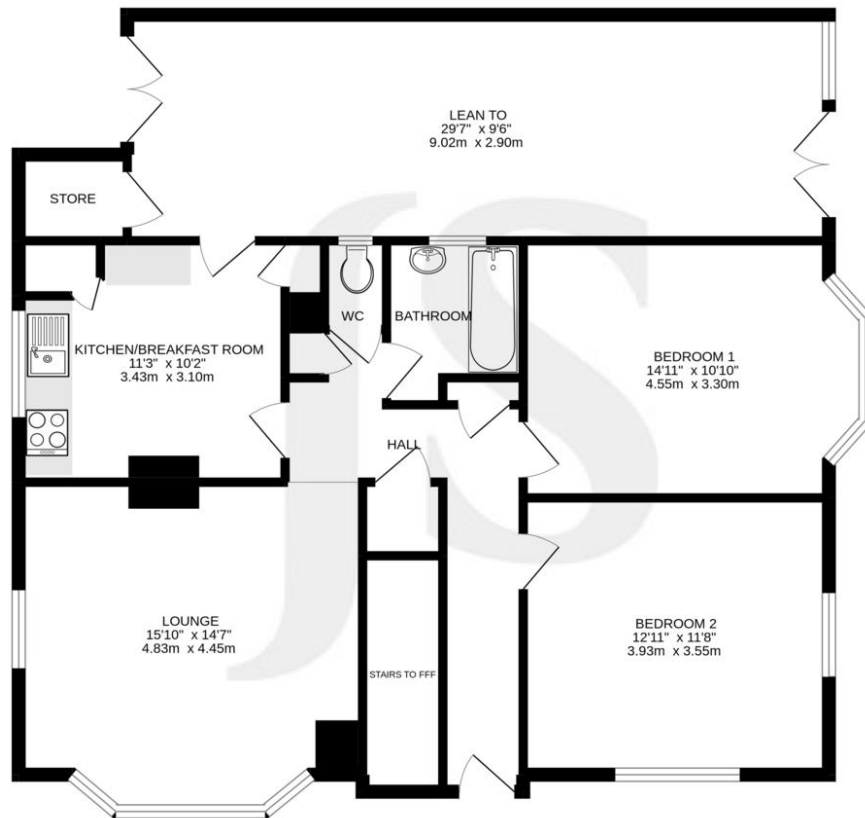
SEPARATE WC 3' 9" x 2' 7" (1.14m x 0.79m)

GARAGE 17' 0" x 9' 4" (5.18m x 2.84m)

COUNCIL TAX Band C - Arun District Council

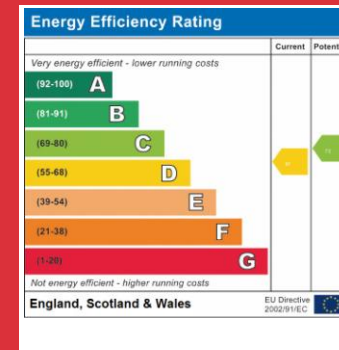


GROUND FLOOR



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.



Property Details:

Floor Area: 840 sq ft (78 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C