



1 Latimer Road | Worthing | West Sussex | BN11 5EP

Asking Price Of **£350,000**





We are pleased to offer for sale this spacious first floor freehold flat occupying the top half of a detached property. The property benefits from private entrance, South facing lounge, two double bedrooms, modern kitchen and shower room. There is also off road parking, garage and private South facing garden.

Key features:

- First Floor Flat
- Private Entrance
- Two Double Bedrooms
- South Facing Lounge
- Modern Kitchen
- Shower Room
- South Facing Garden
- Off Road Parking & Garage
- Freehold
- Close To Seafront

 2 Bedroom

 1 Bathroom

 1 Living Room

INTERNAL The private entrance opens to an lobby are with under stairs storage and stairs to the first floor. There is a spacious first floor landing with doors leading off to all rooms, large storage cupboard and access to the loft. The lounge is south facing with a feature fireplace and bay window overlooking the rear garden. The kitchen has fitted base units with worksurface over, space and plumbing for washing machine, cooker and fridge freezer. There are two double bedrooms, bedroom benefits from a built in wardrobe. The shower room has an enclosed shower cubicle with sliding door, hand wash basin and W.C. The loft has a pull down ladder with light and is majority boarded.

EXTERNAL There is a private driveway providing off road parking that leads to the garage which is currently being used as a garden / hobbies room, The private South facing garden is accessed via the garage and is wall and fence enclosed and mainly laid to shingle.

SITUATED Positioned in the quiet and residential road of Latimer Road, the property is approximately 200 yards from West Worthing seafront and promenade. Bus routes run along adjoining Wallace Avenue and the closest train station is West Worthing, approximately 1 mile away. West Worthing high street with its array of eateries, pharmacy, banks and convenience stores is approximately 0.5 miles away and Worthing town centre with its comprehensive, shops, restaurants and theatres is approximately 1.5 miles away.

PRIVATE ENTRANCE

FIRST FLOOR LANDING

LOUNGE 17' 5 max" x 13' (5.31m x 3.96m)

KITCHEN 10' 3" x 9' 3" (3.12m x 2.82m)

BEDROOM ONE 14' x 13' 2" (4.27m x 4.01m)

BEDROOM TWO 11' 9" x 9' 11" (3.58m x 3.02m)

SHOWER ROOM

GARAGE/ HOBBIES ROOM 16' 4" x 9' 2" (4.98m x 2.79m)

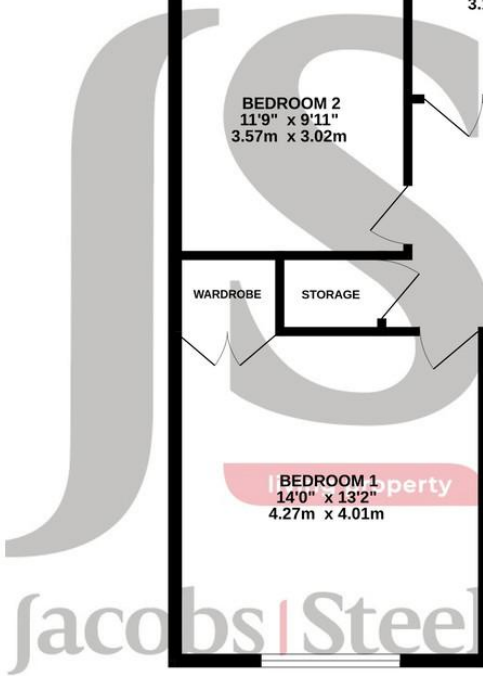
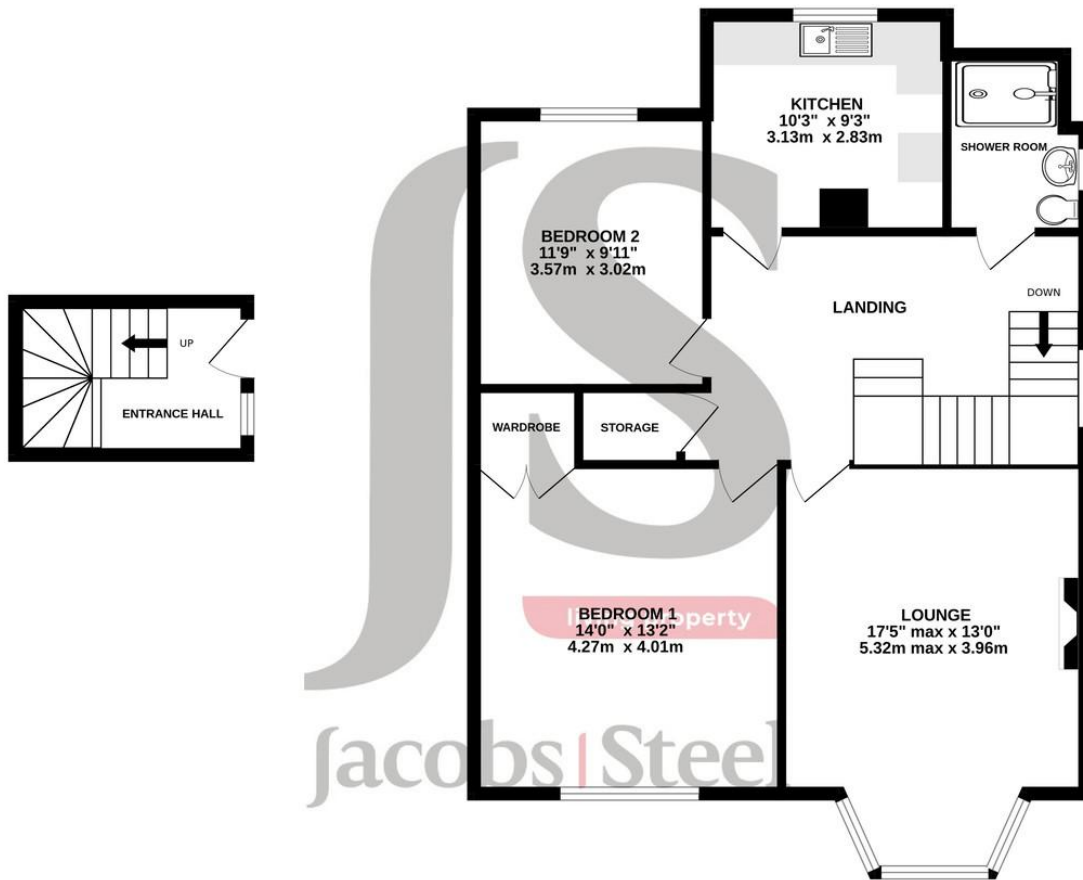
TENURE FREEHOLD

COUNCIL TAX BAND B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 97 sq ft (9 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band