



Carnegie House | Littlehampton Road | Worthing | West Sussex | BN13 1NN

Guide Price **£160,000**





We would like to present this second floor purpose built flat with non-allocated parking. One double bedroom, lounge/diner, kitchen, bathroom and storage cupboard. Being sold chain free and new lease on completion to 139 years.



Key features:

- Second Floor Flat
- One Double Bedroom
- Lounge/ Dining Area
- Kitchen
- Bathroom/wc
- Private Balcony
- Unallocated Parking
- Close to Local Amenities
- Lease will be extended to 139 Years on Completion

 1 Bedroom

 1 Bathroom

 1 Living Room

INTERNAL Entrance hall with access to all rooms and storage cupboard. The lounge gives access onto the private balcony with countryside views. The kitchen has a range of matching wall and base units, fitted work surfaces, space for freestanding oven, fridge freezer and washing machine.

There is an inset sink and drainer. The double bedroom also looks out at views across to the South Downs. The bathroom comprises of a panelled bath, wash hand basin and wc.

EXTERNAL There are communal gardens surrounding the development and non-allocated residents parking to the rear.

TENURE Lease: 139 years on completion - in process
Maintenance / Service Charge - Variable paid Annually - Approximately £1,200 per annum
Ground Rent - £70 paid annually
Managing agents - J.Nicholson & Son

SITUATED In this popular residential area, Sainsbury's and further local amenities can be found close by on Littlehampton Road, with schools and parks also nearby. The property provides easy access to the A27 & A24. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over two miles away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby.

SECOND FLOOR

HALLWAY

LOUNGE/ DINING AREA 13' 0" x 10' 2" (3.96m x 3.1m)

KITCHEN 7' 1" x 6' 10" (2.16m x 2.08m)

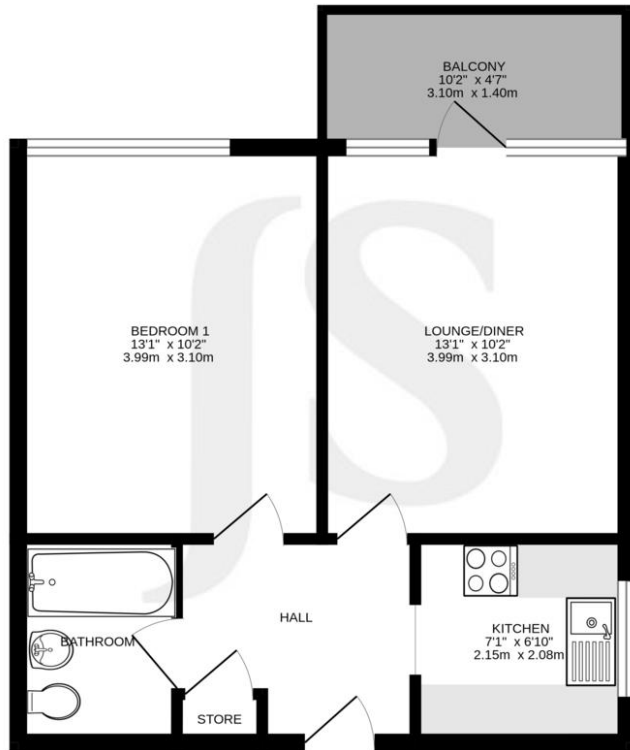
BEDROOM 13' 1" x 10' 2" (3.99m x 3.1m)

BATHROOM/WC 6' 10" x 5' 4" (2.08m x 1.63m)

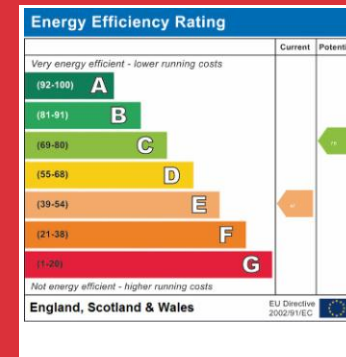
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GROUND FLOOR



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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Property Details:

Floor Area: 431 sq ft (40 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

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.