



31 College Gardens | West Worthing | West Sussex | BN11 4QE
Offers Over **£275,000**



An extremely well presented split level flat with two double bedrooms, South facing lounge diner, refitted kitchen and bathroom. The property benefits from garage with parking and a remainder of a long lease.



Key features:

- First Floor Flat
- Two Double Bedrooms
- South Facing Lounge Diner
- Refitted Kitchen
- Refitted Bathroom
- Garage and Parking
- Gas Central Heating & Double Glazed
- Remainder of 999 Year Lease
- Communal Gardens

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The front door opens in the split level entrance hall that has doors leading to all rooms and benefits from a good size storage cupboard. The lounge diner is South facing overlooking the communal gardens and has exposed parquet flooring and feature flame effect fireplace. The modern kitchen benefits from a range of wall and base units with fitted worksurfaces, integrated gas hob with double oven beneath and concealed extractor fan above with space for fridge freezer, the boiler is housed in the large cupboard which also allows space and plumbing for a washing machine. There are two double bedrooms, the main bedroom having fitted wardrobes and the second bedroom has a spacious walk in cupboard. The refitted bathroom suite has a bath with shower over and glass shower screen, button flush W.C and wash hand basin with storage beneath, there is an additional W.C with wash hand basin off of the entrance hall.

EXTERNAL There is an integral garage with power and lighting and the ability to park in front and well maintained communal gardens.

SITUATED The popular College Gardens development is off the North end of Grand Avenue, positioned only 0.4 miles to West Worthing train station. Bus stops run along close by Mill Road and local shops, banks and eateries can be found off the West Worthing high street approximately 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away

ENTRANCE HALL

LOUNGE DINER 19' 11" x 12' 0" (6.07m x 3.66m)

KITCHEN 14' 2 max" x 7' 9" (4.32m x 2.36m)

BEDROOM ONE 15' 11 max" x 9' 11" (4.85m x 3.02m)

BEDROOM TWO 10' 0 max" x 9' 10" (3.05m x 3m)

BATHROOM/WC

W.C

GARAGE

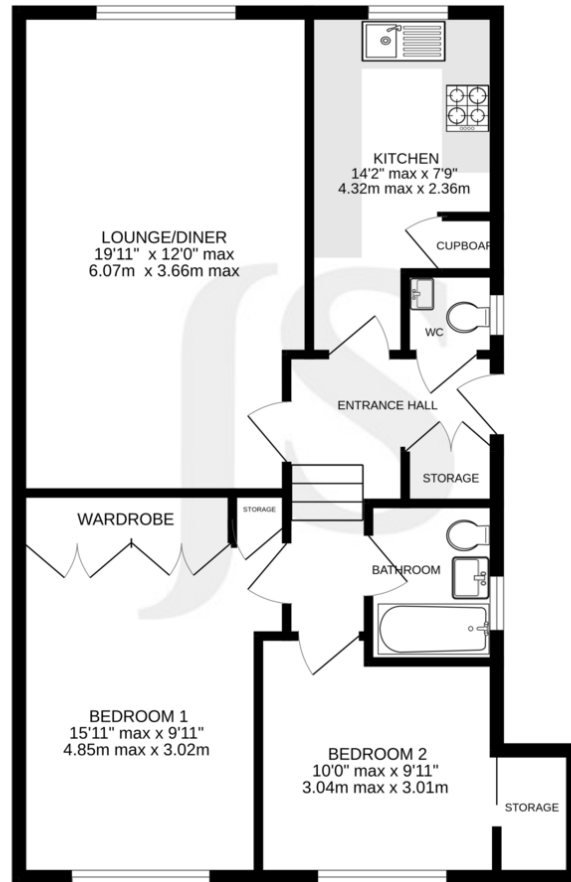
TENURE Leasehold - 943 years remaining

Maintenance £1400 p.a

Ground rent £8 p.a

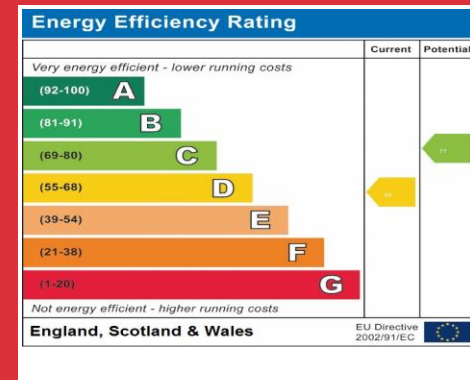
COUNCIL TAX Band B





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.
Made with Metropix 12/2023

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: 786 sq ft (73 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B