



**Flat 5 Ramsons House, Snapdragon Lane, Worthing, BN13 3GJ**  
**Asking Price Of £265,000**



We are delighted to offer a well presented, top floor apartment. The property offers two double bedrooms, open plan dual aspect kitchen/ living space, bathroom and ensuite shower room. The property offers high ceilings, allocated parking space and within close walking distance to local amenities.



## Key Features

- CHAIN FREE
- Three/Four Bedrooms
- Link Detached
- Quiet Close
- Adjacent to Longcoft Park
- Converted Garage
- Conservatory
- Off Road Parking
- Gas Central Heating
- Close to Bus Routes



2 Bedrooms



2 Bathrooms



1 Reception Rooms

### INTERNAL

Communal entrance with security entry phone system, stairs rising to top floor (second floor). Front door leading into the entrance hall with access to two good size storage cupboards, access to the loft and access to all rooms. The open plan, dual aspect kitchen/ living space offers views towards the south and west. The kitchen offers modern fitted wall and base units with built in oven, gas hob, space for washing machine, space for fridge/ freezer, sink, drainer and space for dining table and chairs. The living area offers plenty of room for furniture and benefits from a south facing Juliette balcony. The primary bedroom offers a west facing Juliette balcony and views towards the downs. The bedroom features an en suite shower room which comprises of walk in shower cubicle, wash hand basin and WC. The second bedroom is a double bedroom. The bathroom offers bath with shower above, wash hand basin and WC.

### EXTERNAL

The property benefits from an allocated parking space, bike store, bin shed and visitor parking.

### LOCATION

On the Castle Park development. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

### TENURE

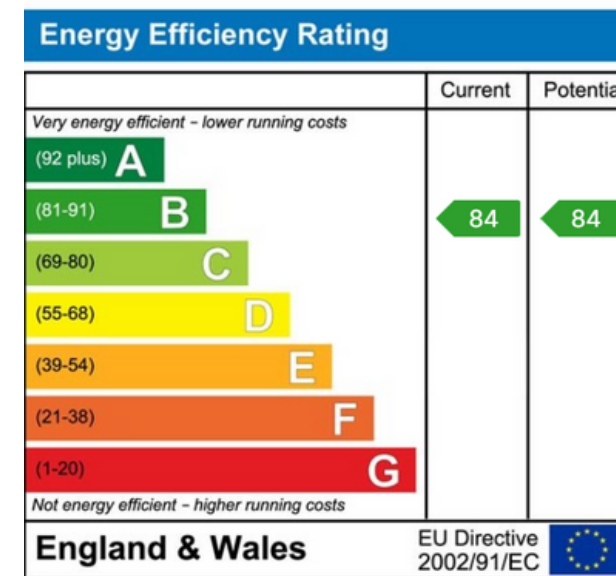
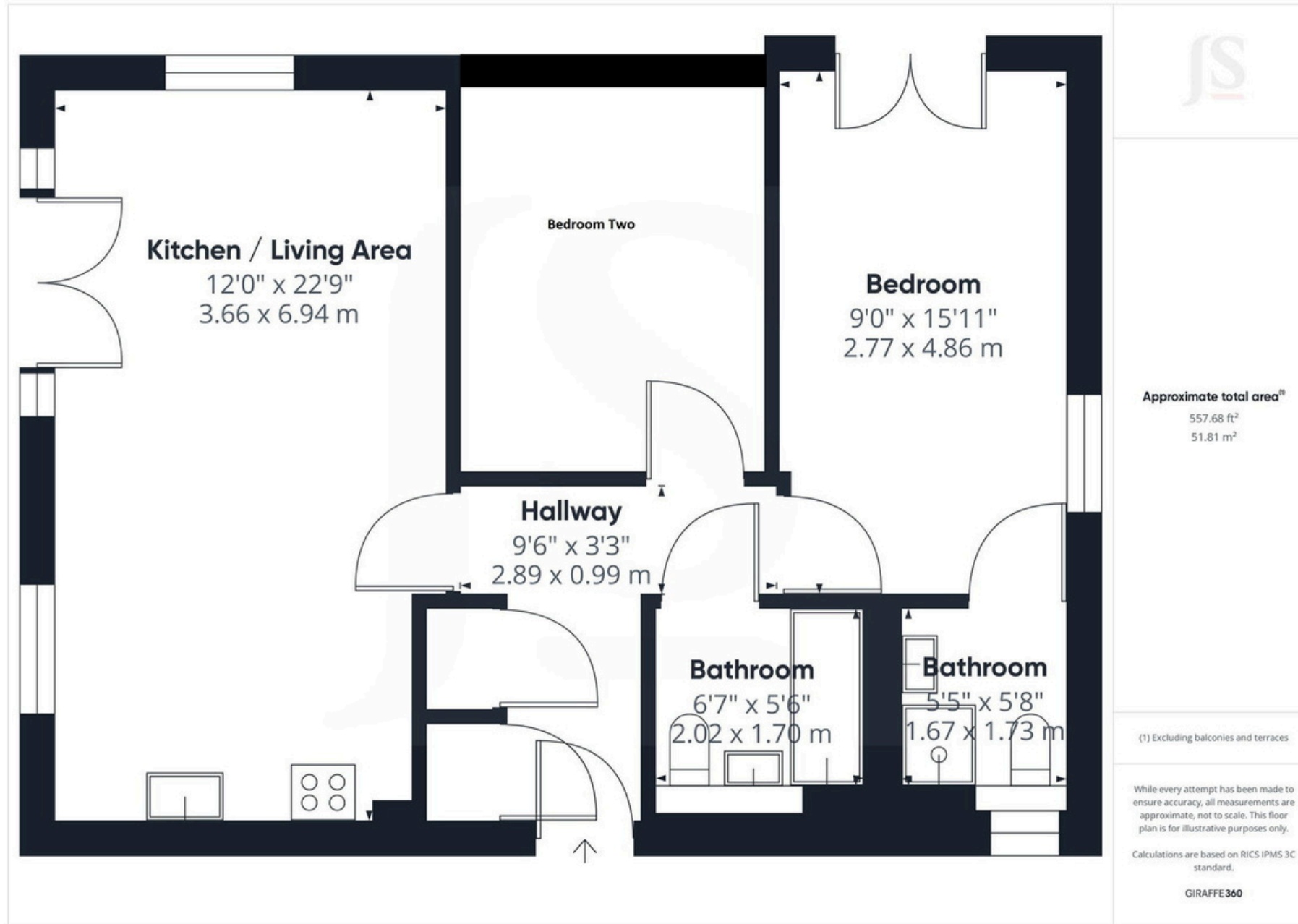
#### Leasehold

Lease: Remainder of 999 year Lease.

Service Charge: £1,650.67 per annum

Ground Rent: £195 per annum





## Property Details:

Floor area (as quoted by EPC: 64 sqm)

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.