



Thorn Road | Worthing | BN11 3ND

Guide Price £180,000







We are delighted to offer for sale this charming and well presented one double bedroom apartment, situated in the heart of Worthing town Centre, close to local shops & amenities. The property boasts one double bedroom, west facing bay fronted living room, modern fitted kitchen & bathroom and communal garden.





## Key Features

- First Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- West Facing Kitchen/Diner
- Bay Fronted Living Room
- Modern Fitted Bathroom
- Long Lease Remaining
- Ideal First Time Buy or Investment
- Less Than 200 Metres From Worthing Seafront



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The development is accessed via a communal front door which is operated by a secure entry phone system, opening into the well kept communal hall and stairs rising to the first floor. The apartments private front door opens into the welcoming entrance hall, with access to all rooms and hallway storage cupboards. Positioned at the front of the property is the bay fronted kitchen/living room, this generously sized space faces west, transforming this into a light and airy room all year round and ideal for cooking/hosting guests. The kitchen area has been fitted with an array of modern white gloss wall and floor mounted units, topped with high quality oak style worktops to create a smart contemporary finish. The kitchen benefits from multiple integrated appliances including, a dishwasher, washing machine and oven/hob (which will be replaced before completion). The double bedroom is positioned to the rear of the apartment and faces east, this large room can comfortably fit a double bed, various other bedroom furniture and has built in wardrobes. The bathroom has been fitted with a modern three piece suite including a bath with overhead shower, toilet and hand wash basin.

### EXTERNAL

To the rear of the development is the communal garden, this area has been block paved for a low maintenance lifestyle. .

### LOCATION

On the outskirts of Worthing Town Centre in this sought after, exclusive road, this attractive property has easy access to the Worthing's comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities. It is also positioned within 200 metres of Worthing seafront and less than one mile of both West Worthing and Worthing mainline station. Bus services run nearby.

Council Tax Band: A

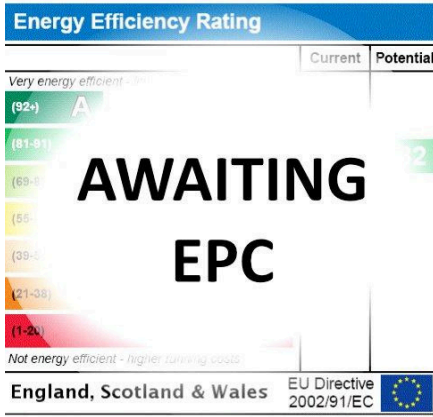
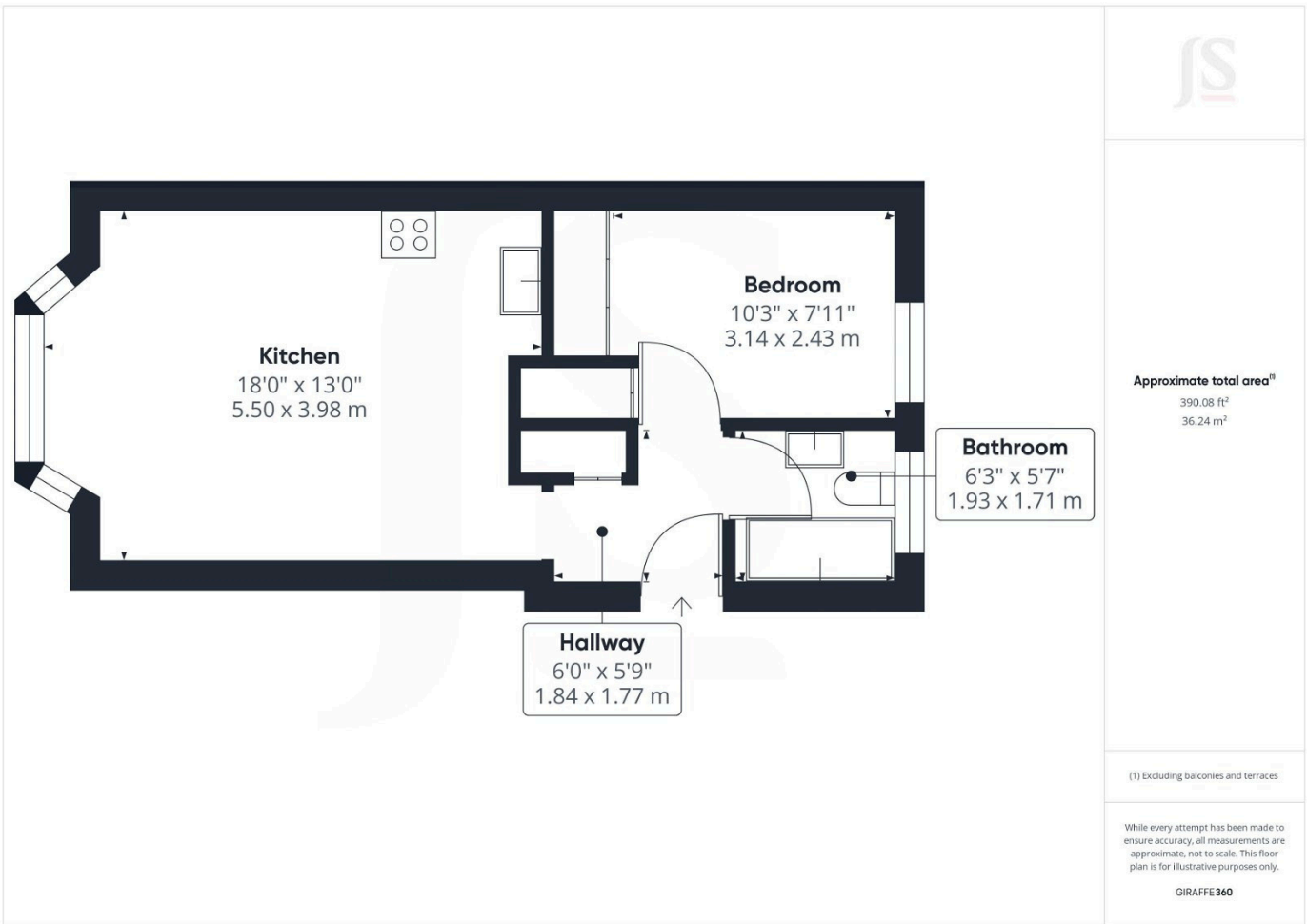
Tenure: Leasehold

Lease Length: Approximately 936 years remaining

Ground Rent: TBC

Maintenance: 1/5 of works - as and when required





**Property Details:**

Floor area \*as quoted by EPC: 409 SqFt

Tenure: Leasehold

Council tax band: A

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.