

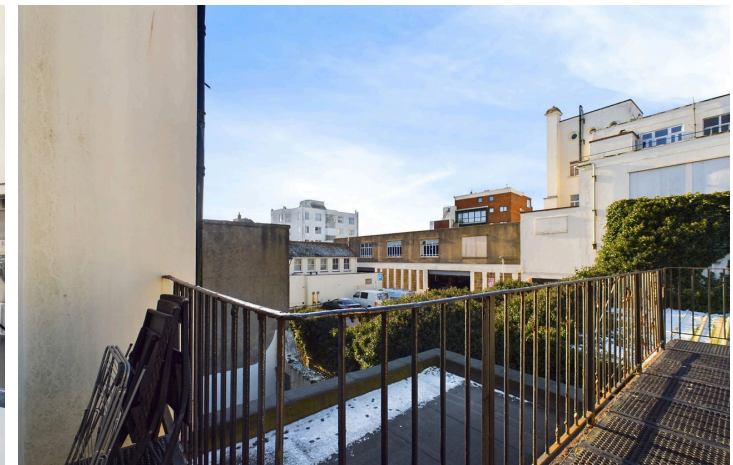


Bedford Row | Worthing | BN11 3DR

£220,000



We are delighted to offer for sale this well presented and highly desirable first floor apartment forming part of this attractive, converted period house situated in the centre of Worthing Town Centre less than 100 metres from the seafront. The property boasts two west facing double bedrooms, west facing living/dining room, fitted kitchen and contemporary bathroom.



## Key Features

- Period Converted First Floor Apartment
- Two Double Bedrooms
- West Facing Lounge/Diner
- Fitted Kitchen
- Modern Fitted Bathroom
- Utility Cupboard
- West Facing Bedrooms
- A Wealth Of Characterful Features
- Popular Town Centre Location
- Less Than 100m From Worthing Seafront



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The property's private front door opens into area to hang coats and kick off shoes, there is also a convenient storage located in the entrance hall, providing the perfect place to store shoes or as it's currently used as a utility cupboard for both washer and dryer. The lounge/diner measures a substantial 17'3" x 11'3", providing plenty of space for both lounging and dining furniture and benefiting from a large west facing window, transforming this room into a bright and airy space all year round. The kitchen area has been fitted with an array of modern neutral wall and floor mounted units, topped with marble effect laminated worktops to create a smart contemporary finish. The main double bedroom also faces west and measures a generous 10'11" x 10'5", allowing plenty of space for a large double bed, various bedroom furniture and built in wardrobes. The second bedroom has fitted wardrobes and can also comfortably fit a large double bed alongside various other bedroom furniture items. The bathroom has been fitted with a contemporary three piece suite including, a bath with overhead shower, toilet and hand wash basin.

### TENURE & CHARGES


Tenure Leasehold  
Lease Length: 91 years remaining  
Maintenance: £2000 per annum.  
Council Tax Band A

### LOCATION

Situated In the heart of Worthing Town Centre offering the best of both worlds with the seafront at the bottom of your road and the Town Centre at the top. This allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing Central line railway station is approximately 0.7 miles away and offers links to both London and Brighton. If you should prefer to travel by bus, you so also have good access to a range of bus routes which will take you to the nearby districts. Worthing Hospital is located in close proximity approximately 0.6 miles away.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area \*as quoted by EPC: 549 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.