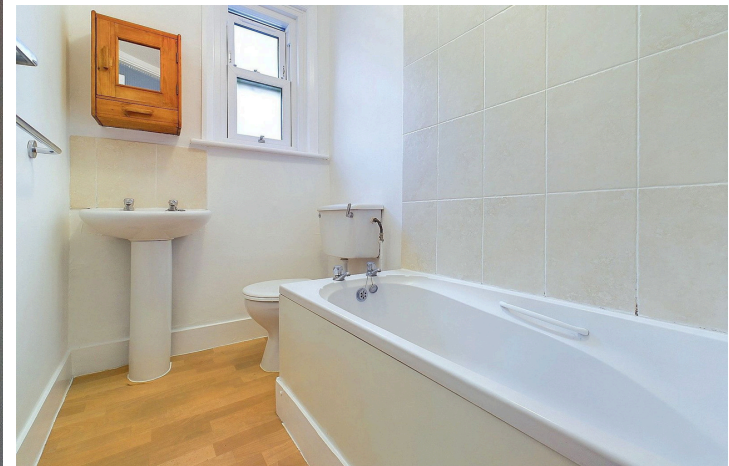




Byron Road | Worthing | BN11 3HN
Guide Price £145,000



Jacobs Steel are delighted to offer for sale this first floor studio apartment that has recently been decorated and carpeted. The property benefits from an entrance hallway with built in storage, studio room and separate kitchen with integrated oven and hob, three piece bathroom suite. Positioned less than 350 metres away from the seafront promenade, desirable property would make the perfect first time buy or investment opportunity.



Key Features

- First Floor Studio Apartment
- Separate Kitchen
- Redecorated and Recarpeted
- Forms Part Of A Period Conversion
- Off Road Parking
- No Onward Chain
- Town Centre Location
- Brand New Lease And Low Outgoings
- No Onward Chain



Studio Room



1 Bathroom



Studio Room

INTERNAL

The communal door leads through to a spacious hallway with tall ceilings and wide walkways, with stairs rising to the first floor and the flat door. The entrance hall benefits from a large airing cupboard and offers plenty of storage, and the studio room which measures 14'05" x 09'07" and features a large south facing window to allow for plenty of natural light. The fitted kitchen is accessed via the studio room with the benefit of a recently installed integrated oven and hob. The bathroom features a three piece sweet which includes a bath with an electric shower, w.c and wash hand basin.

EXTERNAL

In addition to the Victorian aesthetic, the front of the development has been brick paved with shrub borders. This property is also sold with an off road parking space.

TENURE & CHARGES

Council Tax Band: A

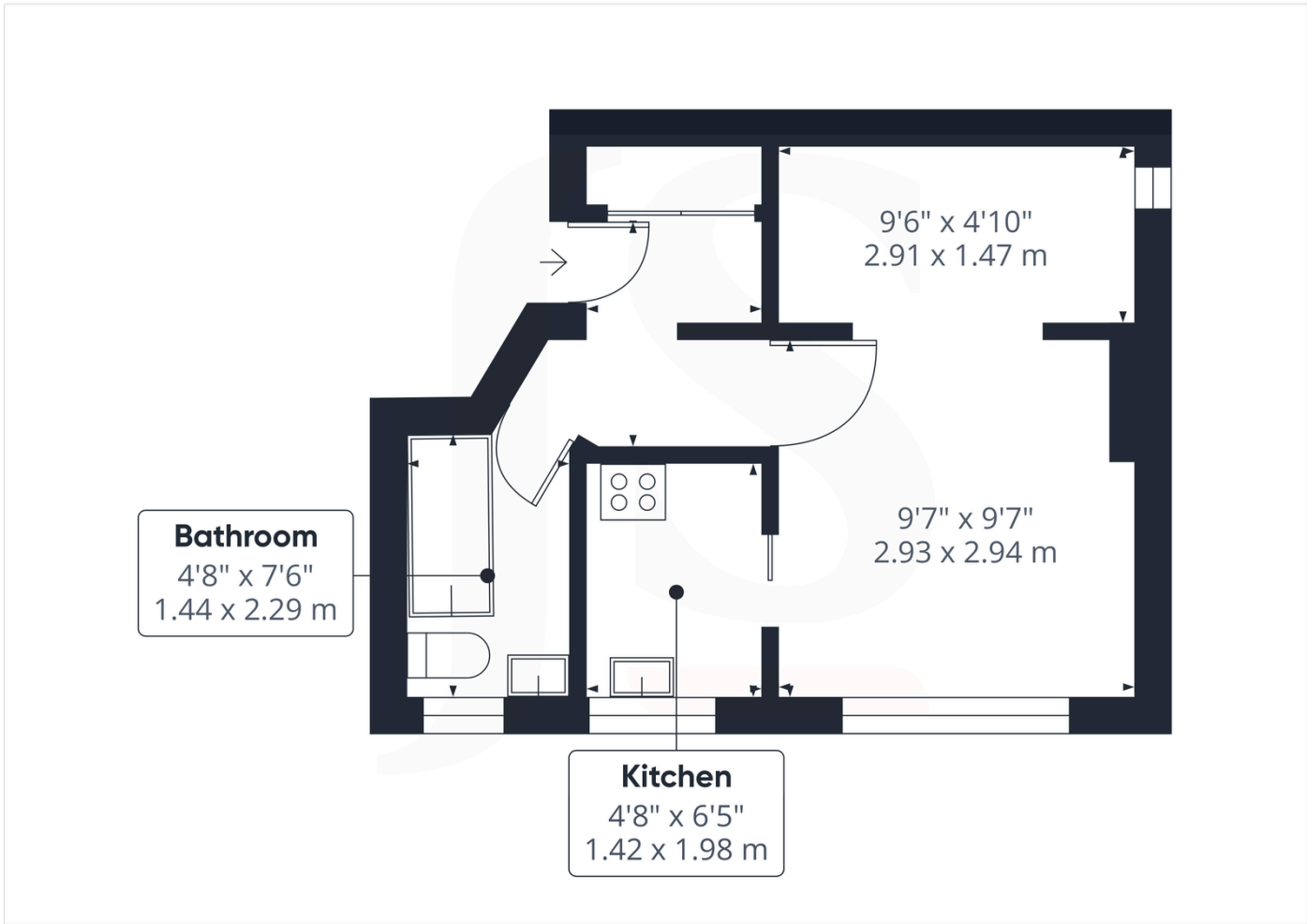
Tenure: Remainder of a 999 year lease

Maintenance: TBC

Ground Rent: Peppercorn

LOCATION

Situated: Within Worthing town centre, with its comprehensive range of shopping facilities and amenities. Worthing station is located 0.8 miles away offering routes along the south coast and into London. Worthing sea front is 0.2 miles away which offers pleasant walks along the promenade and the Coastliner 700 bus route to Brighton and Portsmouth.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 242 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.