



West Buildings | Worthing | BN11 3BS

£170,000





We are delighted to offer for sale this unique and characterful first floor apartment situated in the heart of Worthing town centre, close to local shops, amenities, seafront and mainline train station. The property boasts one double bedroom, separate living room, fitted kitchen & shower room and benefits from it's own private entrance.



Key Features

- First Floor Apartment
- One Double Bedroom
- Fitted Kitchen & Shower Room
- West Facing Living Room
- New Lease Upon Completion
- Ideal First Time Buy Or Investment
- Private Entrance
- Less Than 100 Metres From The Seafront
- Close To Local Shops, Amenities & Mainline Train Station
- Situated In Worthing Town Centre



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The private front door opens into the apartments hallway, with access to all rooms and access to multiple storage cupboards. The bedroom is located at the rear of the property and measures a generous 8'8" x 11'11", providing plenty of space for a large double bed alongside various other bedroom furniture. This room also benefits from dual aspect views facing both east and west. The living room is situated parallel and also offers views facing west, transforming this into a light and airy space all year round. At the front of the apartment is the kitchen which has been fitted with an array of oak effect wall and floor mounted units, topped with marble effect laminate worktops to create a smart contemporary finish. The kitchen has plenty of space and provisions for multiple white goods and access to the bathroom. The bathroom has been fitted with a full three piece suite including a corner shower, toilet and hand wash basin.

EXTERNAL

There is a communal garden outside the flat for everyone to use, perfect to put some plants/pots.

LOCATION

Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 100 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 1km and offers links to both London and Brighton. West Worthing station is approximately 1.6km away. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure - Leasehold

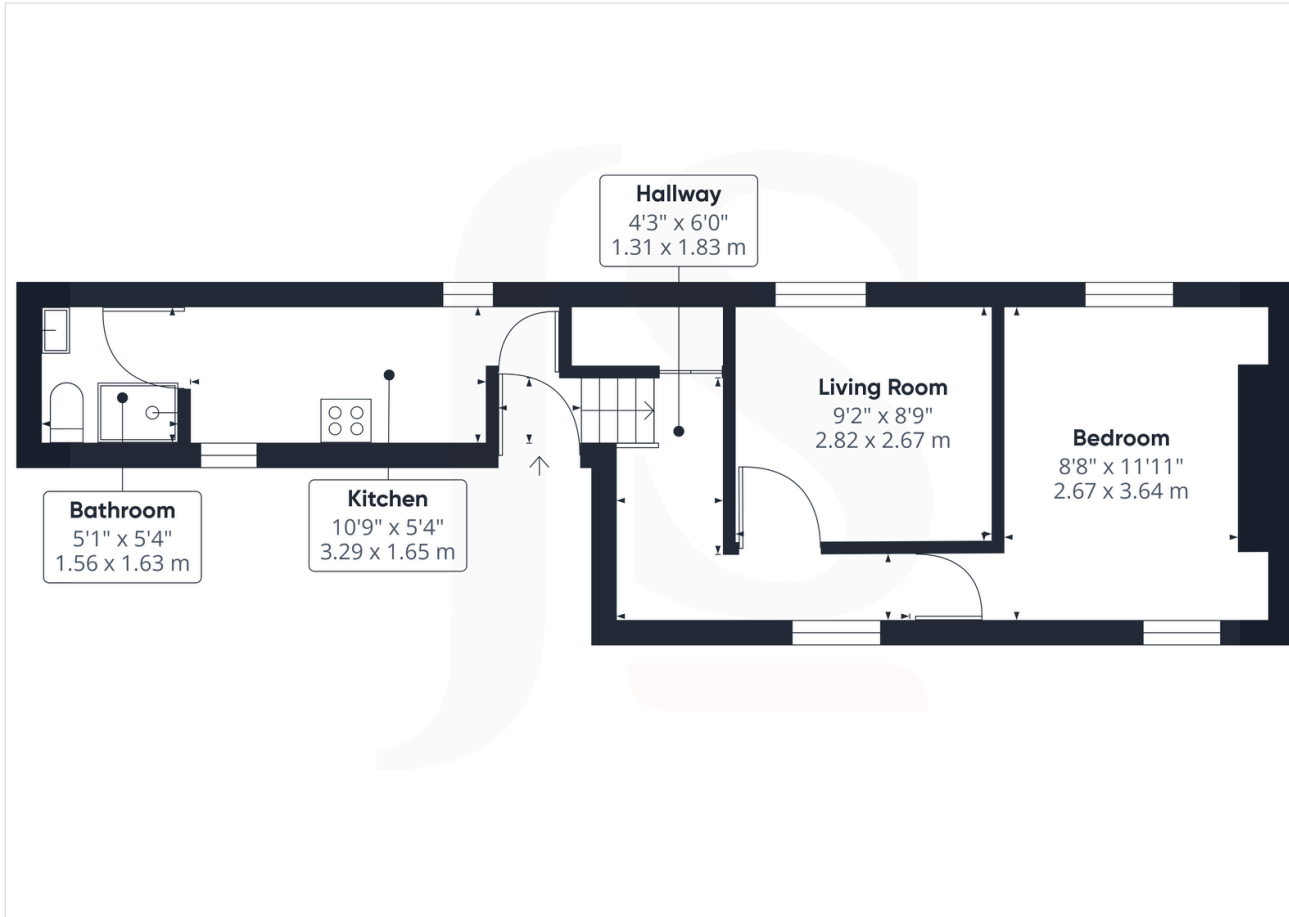
Lease Length - New lease upon completion -
Minimum 90 years


Maintenance - £419.21 every six months

Ground Rent - £125.00 every six months

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(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: tbc

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.