

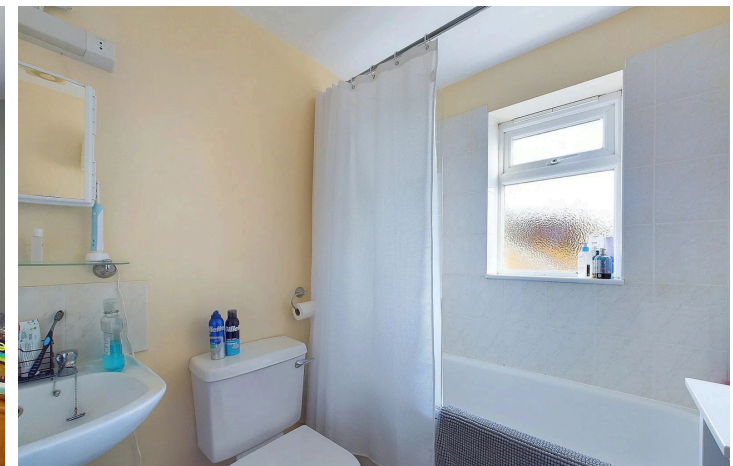


Pavilion Road | Tarring | Worthing | BN14 7EE

£240,000



We are delighted to offer for sale this spacious and well presented first floor apartment, situated conveniently close to local shops, amenities and mainline train station. The property boasts two bedrooms, bay fronted living/dining room, fitted kitchen & bathroom, unallocated residents parking and sold with no ongoing chain.



Key Features

- First Floor Apartment
- Two Bedrooms
- Bay Fronted Living Room
- Fitted Kitchen & Bathroom
- South Facing Bedrooms
- Unallocated Residents Parking
- Ideal First Time Purchase or Investment Buy
- Long Lease
- Close To Town Centre Shops, Transports Links and Amenities
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The communal front door is opened via a secure entry phone system and opens into the well kept communal hallway, with stairs rising to the apartments private front door on the first floor. This opens into the welcoming entrance hall with access to a large storage cupboard and access to all rooms. Positioned at the front of the property is the bay fronted living/dining room, this generously sized room measures 13'9" x 14'9" and provides plenty of space for both living and dining room furniture. The kitchen has been fitted with an array of oak style wall and floor mounted units, topped with dark marble laminated worktops with plenty of space and provisions for multiple white goods. Both bedrooms are situated at the rear of the apartment and face south, one room can fit a large double bed alongside various other free standing furniture and the second bedroom can be used as a bedroom or setup as a home office. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

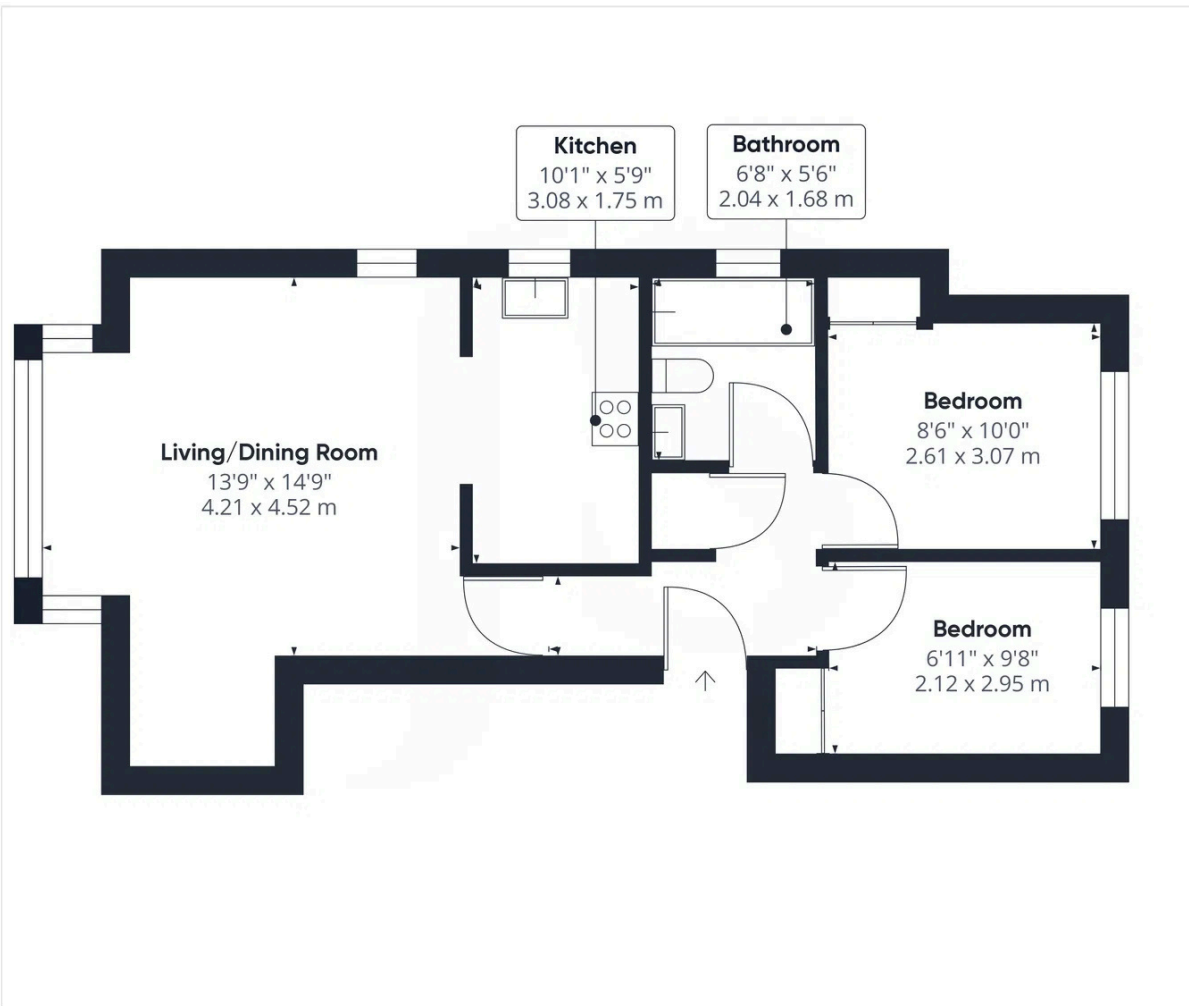
The development offers unallocated residents parking to the rear with four spaces and one to the front.

LOCATION

Situated In a popular Worthing area, the property is ideally situated for Worthing and West Worthing train stations with local shops being within a short walk at either South Farm Road or South Street. The property falls under the sought after Thomas A Becket school catchment area and is within walking distance of the seafront and main town centre.

Tenure: Share of freehold
Lease Length: 103 years
Maintenance: £1525 per annum
Council Tax Band B





Approximate total area⁽¹⁾
528.84 ft²
49.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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 & Share of Freehold

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.