



1, Durrington Court, 123, Durrington Lane, Worthing, BN13 2RF

Fixed Price £150,000



We are delighted to offer a ground floor, studio flat to the market. The property offers a dual aspect studio room measuring 16'8ft x 12'11ft. There is a separate modern fitted kitchen with spaces for appliances and bathroom. The apartment benefits from no ongoing chain and a long lease.



## Key Features

- Ground Floor Studio Flat
- Dual Aspect Studio Room
- Separate Kitchen
- Bathroom
- Chain Free
- Close To Local Shopping Facilities
- Communal Gardens
- Non Allocated Parking



**0 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Communal door with security entry phone system leading into the communal hallways. Front door leading into the entrance hall with access to all rooms and storage cupboard. The apartment benefits from a dual aspect studio room measuring 16'8ft x 12'11ft. The fitted kitchen comprises of white units with spaces for appliances, sink and drainer. The bathroom offers WC, bath with electric shower above, wash hand basin and access to the airing cupboard.

### EXTERNAL

The property offers attractive communal gardens to the front and rear of the development. Non allocated parking to the rear.

### LOCATION

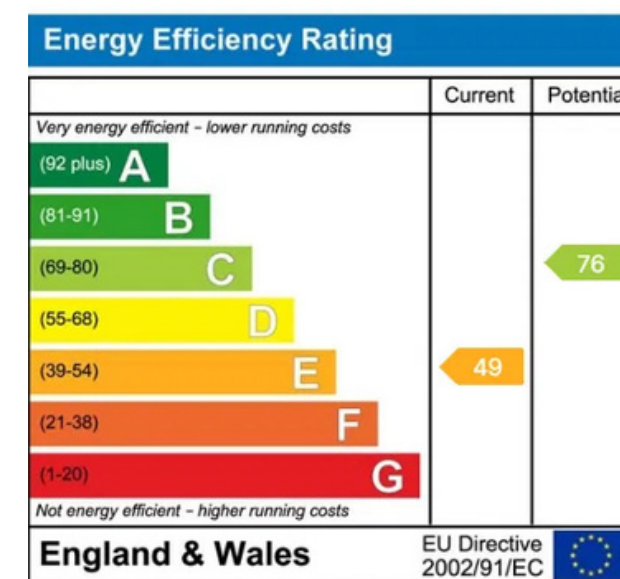
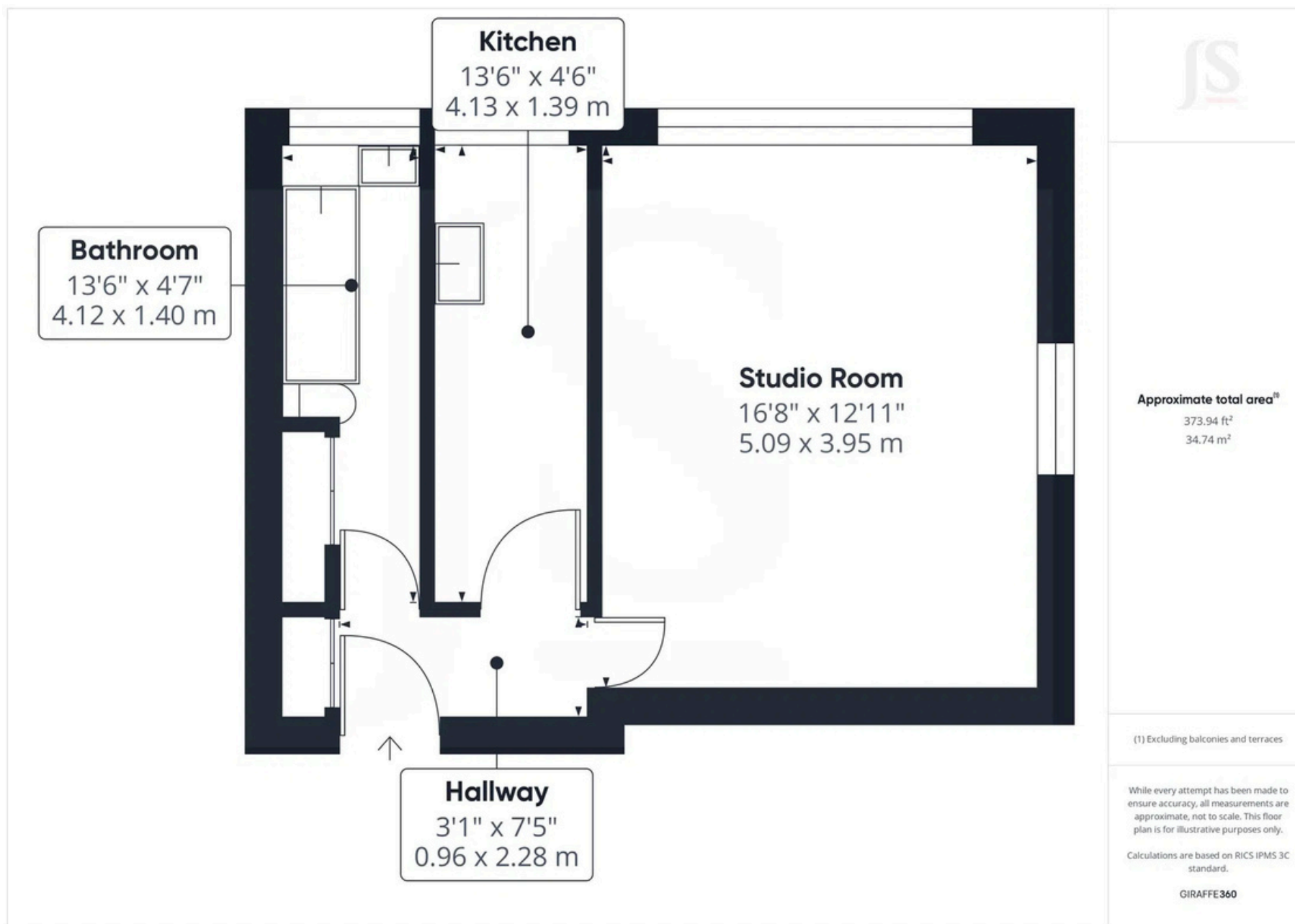
In the highly popular residential area of Durrington. Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. West Durrington Tesco development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

### TENURE

Lease: 131 years remaining

Service Charge: £1500 per annum

Ground Rent: £250 per annum



## Property Details:

Floor area (as quoted by EPC): 36 sqm

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.