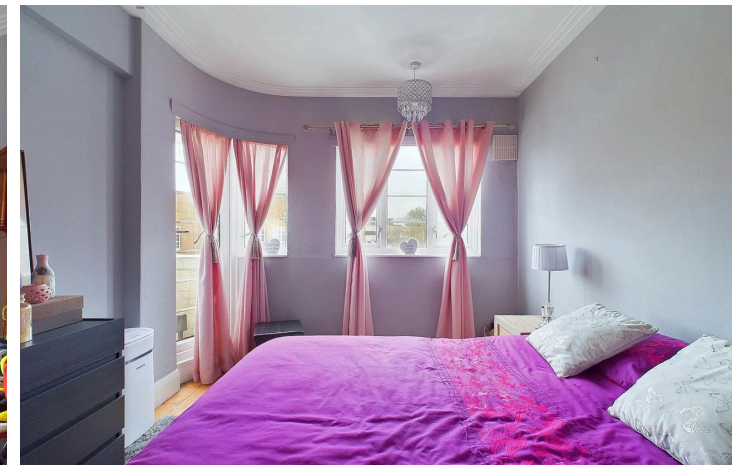




Stoke Abbott Road | Worthing | BN11 1HJ
Offers Over £190,000



We are delighted to offer for sale this spacious and well presented first floor apartment, positioned on this highly desirable road nestled in the heart of Worthing town centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. This apartment boasts two double bedrooms, spacious living room, modern fitted kitchen, contemporary bathroom suite and private south facing balcony. The property will be sold with no ongoing chain.



Key Features

- First Floor Apartment
- Two Double Bedrooms
- South Facing Living Room
- Contemporary Bathroom Suite
- Modern Fitted Kitchen
- South Facing Private Balcony
- Long Lease
- Popular Worthing Town Centre Location
- No Ongoing Chain
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Positioned on the first floor, the private front door opens to the welcoming entrance hall, providing a convenient place to store shoes and hang coats with access to all rooms. To the rear of the apartment and measuring a generous 10'5" x 14'1" is the living/dining room which can comfortably fit both living and dining room furniture with ease. A double glazed door leads to the private balcony, benefiting from south facing views and space for an outdoor table and chair set. The main double bedroom measures 10'1" x 14'3" which provides plenty of space for a large double bed alongside various other bedroom furniture. There is also a large fitted wardrobe. The second double bedroom is also a good size, measuring 6'9" x 11'10". The kitchen has been fitted with an array of white shaker style wall and floor mounted units topped with dark laminate worktops to create a smart contemporary finish. The bathroom suite has been installed with a contemporary suite including a bath with shower overhead, wash hand basin and toilet.

EXTERNAL

This purpose built apartment block benefits from secure telephone entry. The apartment benefits from a private south facing balcony, providing a great space to sit outside all year round.

LOCATION

Positioned in the heart of Worthing Town Centre, this apartment is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular bus routes. Car journeys are equally as effortless, with all destinations easily reached via the A27.

Tenure: Leasehold

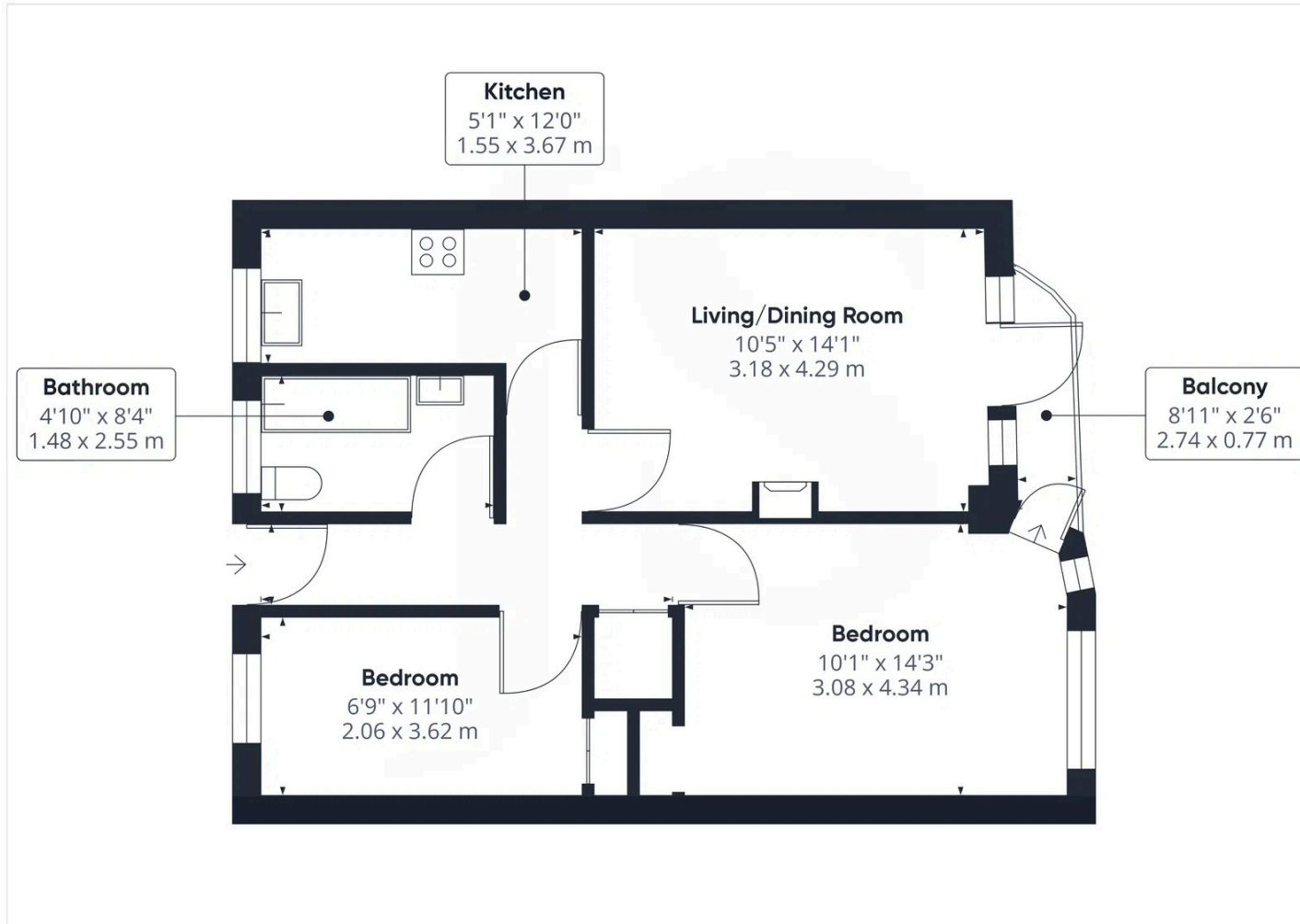
Lease Length: 146 years

Maintenance: £3,800 per annum

Ground Rent: N/a

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		69
(55-68) D		
(39-54) E	44	
(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: 517 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.