



Irene House, Parkfield Road, Worthing, West Sussex, BN13 1FB
Guide Price £300,000





We are delighted to offer for sale this immaculately presented ground floor apartment forming part of this newly built and popular residential development in Tarring Village. The property boasts two bedrooms, two modern fitted bathrooms (one en-suite), lounge/diner, patio and an allocated parking space.



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Diner
- Modern Kitchen
- Two Bathrooms
- Private Patio
- Allocated Parking Space
- Close To Local Shops, Amenities & Mainline Train Station
- Remainder of NHBC
- Long Lease & Chain Free



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal front door and entry telephone system give access to the communal hallway. The private front door opens to a large entrance hall with access to all rooms. The lounge/ dining room offering space for both lounging and dining with the additional benefit of double doors leading to a private patio. The kitchen is accessed from the lounge/diner and has been fitted with modern matte grey cupboards, white quartz worktops and an undermount sink; there is an array of integrated Bosch appliances including oven, fridge/freezer and dishwasher. Both bedrooms can comfortably fit a double bed with the master boasting a modern en-suite shower room fitted with a shower cubicle, toilet and hand wash basin. The main bathroom has also been finished to a high, modern standard and includes a bath with shower over, toilet and hand wash basin.

EXTERNAL

The apartment boasts a private patio accessed from the lounge with space for table and chairs. Surrounding the development is an array of mature planted borders and off road parking with one parking space allocated to this apartment. There is the addition to a sheltered bike store and separate bin store.

LOCATION

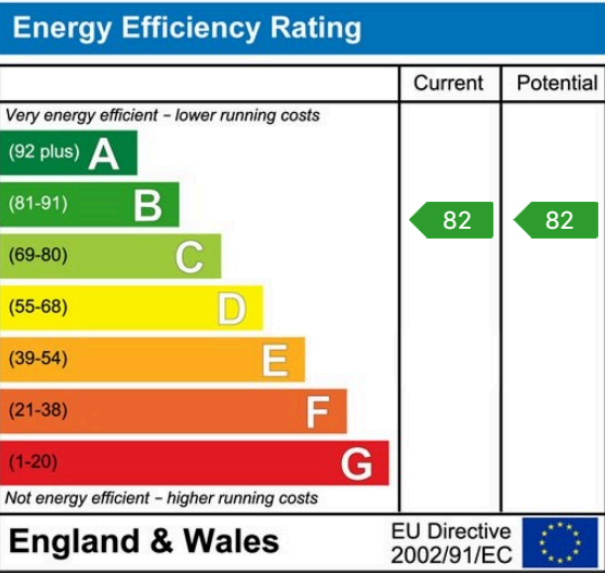
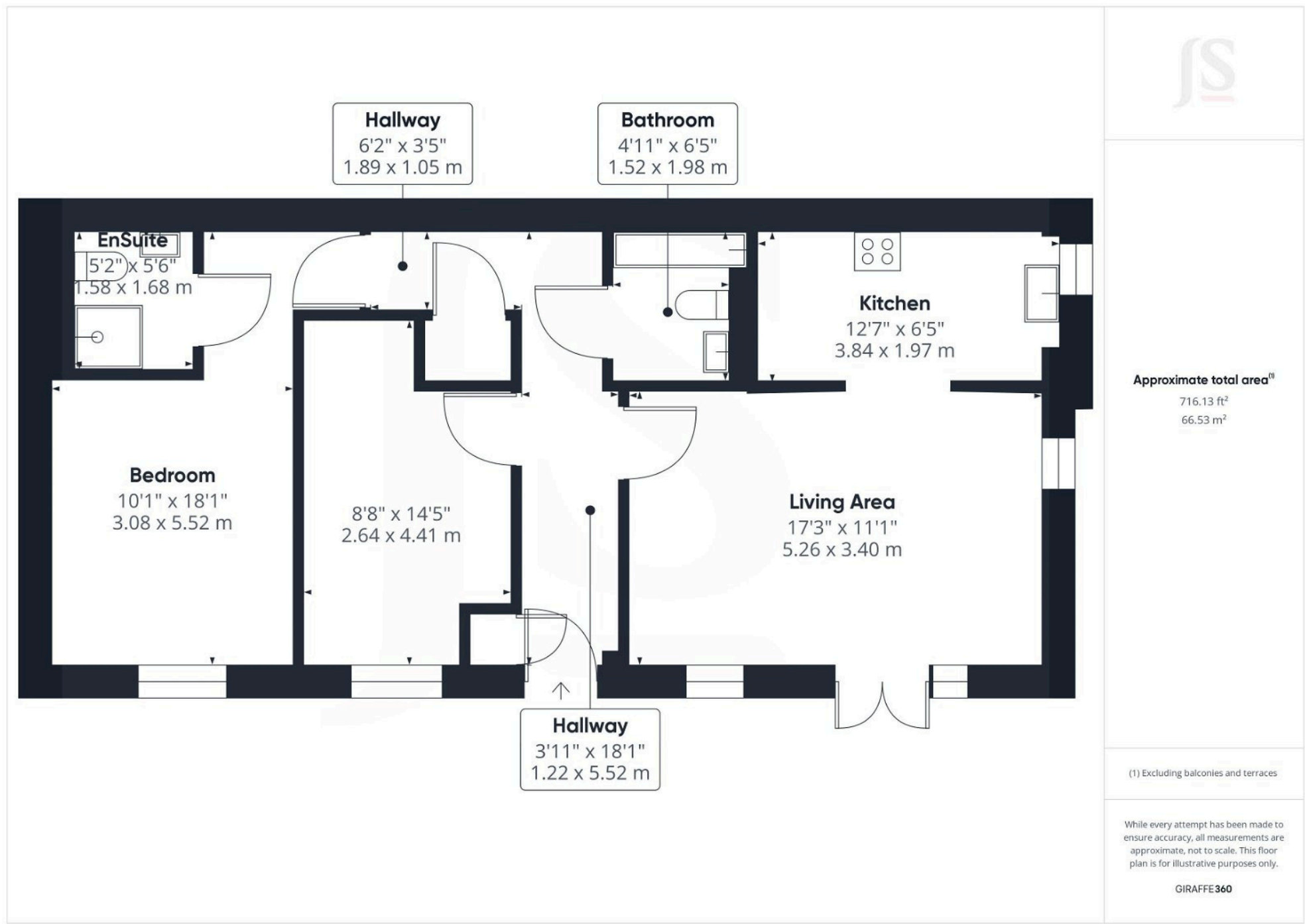
In the popular Parkfield Road, this property falls within the Thomas A Becket Primary & Junior school catchment area, both schools being a short walk away. West Worthing train station which operates the London Victoria & Brighton Line is 0.2 miles away and Tarring village centre with its pubs, cafes and convenience stores is close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

TENURE Leasehold

Lease Length: 121 Years Remaining

Maintenance & Ground Rent: £2400 per annum





Property Details:

Floor area (as quoted by EPC): 72 sqm

Tenure: Leasehold

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.