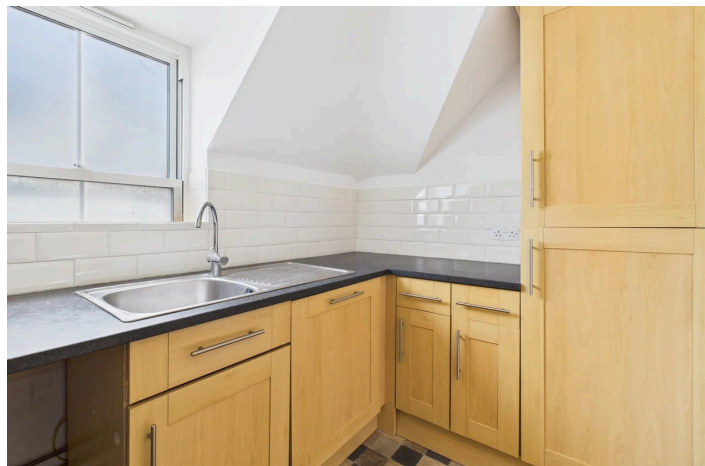




Wenban Road | Worthing | BN11 1HY
Offers Over £215,000



We are delighted to offer for sale this deceptively spacious and well presented second floor apartment which occupies the whole second floor, situated down this popular road in Worthing Town centre close to local shops, amenities and mainline train station. The property boasts two double bedrooms, dual aspect living room, fitted kitchen & bathroom, communal rear garden & bike store and sold with no ongoing chain.



Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
- Dual Aspect Living Room
- Long Lease & Low Outgoings
- No Ongoing Chain
- Ideal First Time Buy Or Investment
- Close To Local Shops, Amenities & Mainline Train Station
- Communal Rear Garden & Bike Store
- Town Centre Location



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The secure front door opens into the well maintained communal area's with stairs rising to the apartments private entrance, occupying the whole second floor. Positioned at the front of the property and benefiting from dual aspect views is the living/dining room, this light and airy room measures a generous 10'4" x 13'0" providing plenty of space for living and dining room furniture. This room features direct views out to the South Downs. The two double bedrooms measure a large 10'4" x 9'11" and 9'11" x 9'4" and can fit a double bed with ease alongside other bedroom furniture. The kitchen has been fitted with an array of oak effect shaker style wall and floor mounted units, topped with dark granite worktops to create a smart finish. There is plenty of worktop space, an integrated oven with gas hob and provisions for white goods. The bathroom has been fitted with a three piece white suite including a bath with overhead shower, toilet and hand wash basin. The apartment has been professionally decorated and re carpeted throughout.

EXTERNAL

To the rear of this attractive development is a communal rear garden which has been laid to lawn and a covered bike store.

LOCATION

Situated In Worthing town centre, the property is in an ideal location for access to the Town centre with its comprehensive shopping, cafes, restaurants and seafront promenade. Local buses serve the area and Worthing mainline train station is less than 400 metres away.

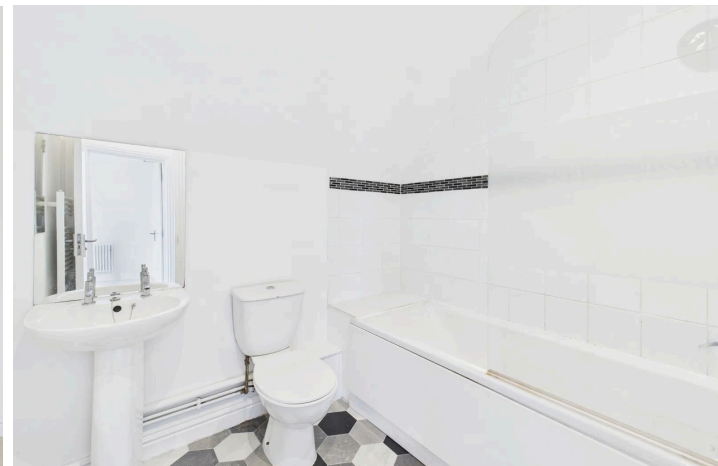
Council Tax Band B

Tenure Leasehold

Lease Length 170 years remaining

Maintenance £860 per 6 months

Ground Rent 0





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Property Details:

Floor area *as quoted by EPC: 592 SqFt

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.