



Belsize Road, Worthing, West Sussex, BN11 4RE

Guide Price £150,000





We are pleased to offer a one bedroom ground floor flat. The property offers a kitchen/ living room with a bay fronted window, bathroom and a bedroom. The property also benefits from owning a section of the front garden. West Worthing Railway station is situated only 0.3 miles away from the property.





# Key Features

- Ground Floor Flat
- One Bedroom
- Bay Fronted Kitchen/ Living Space
- Gas Fired Central Heating
- Long Lease
- Close To West Worthing Railway Station
- Chain Free



1 Bedrooms



1 Bathrooms



1 Reception Room

## INTERNAL

Communal front door leading into the communal entrance, front door leading into the kitchen/ living space. The kitchen offers modern units with built in oven, electric hob, space for fridge/ freezer, sink and drainer. Space for living furniture and door leading into the bedroom. The bedroom benefits from a bay fronted window and a door leading into the shower room. The modern shower room offers walk in shower with glass folding screen wash hand basin with storage below and WC.

## EXTERNAL

The property benefits from owning part of the front garden which has been laid to shingle providing space for outdoor furniture.

## SITUATED

On Belsize Road, just a short walk to West Worthing Railway Station which is located just 0.3 miles away. Bus services run nearby on Tarring Road and local shops can be found on Tarring Road and South Street which are both just a short walk away. Goring Road Shopping facilities is only 0.5 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away.

## TENURE

Lease: Remainder of a 999 year lease.

Ground Rent: N/A

Service Charge: As and when with the other flat, no fixed charge



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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: 38 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.