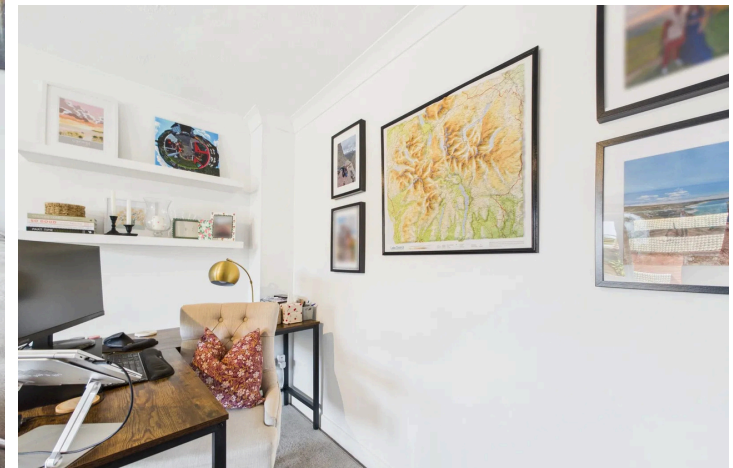
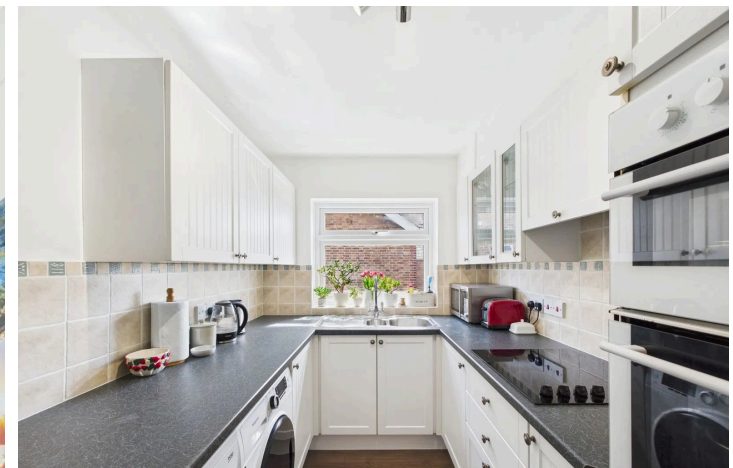




Queensmead, Franklin Road | Worthing | BN13 2PG  
Guide Price **£189,950**





A immaculate first floor flat with spacious room and modern décor. Offering a double bedroom, spacious lounge, garage and residents parking.





## Key Features

- First Floor Flat
- One Double Bedroom
- Immaculate Presentation
- Spacious Lounge
- Modern Kitchen
- Bathroom with Storage
- Built in Storage cupboards
- Garage & Residents Parking
- Communal Gardens
- Local shops in Walking Distance



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This inviting first-floor flat is accessed via a communal entrance with stairs leading to a private front door. Step inside to a welcoming entrance hall, complete with a built-in airing and storage cupboard. At the front of the property, both the lounge and bedroom enjoy views over the communal front garden.

The lounge is generously sized, perfect for relaxing or entertaining, while the spacious bedroom features built-in storage, making the most of the available space.

The kitchen is bright and cheerful, benefiting from a south-facing window that fills the room with natural light. It offers a good range of cupboards along with space for your preferred appliances. Completing the property is a well-proportioned bathroom, equipped with a bath and shower over, and enhanced by further built-in storage.

### EXTERNAL

Outside there is large communal garden with driveway leading to the garage compound and residents parking.

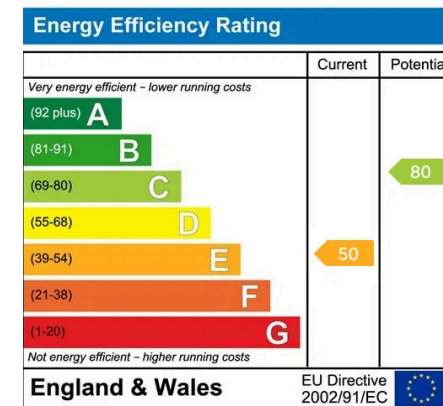
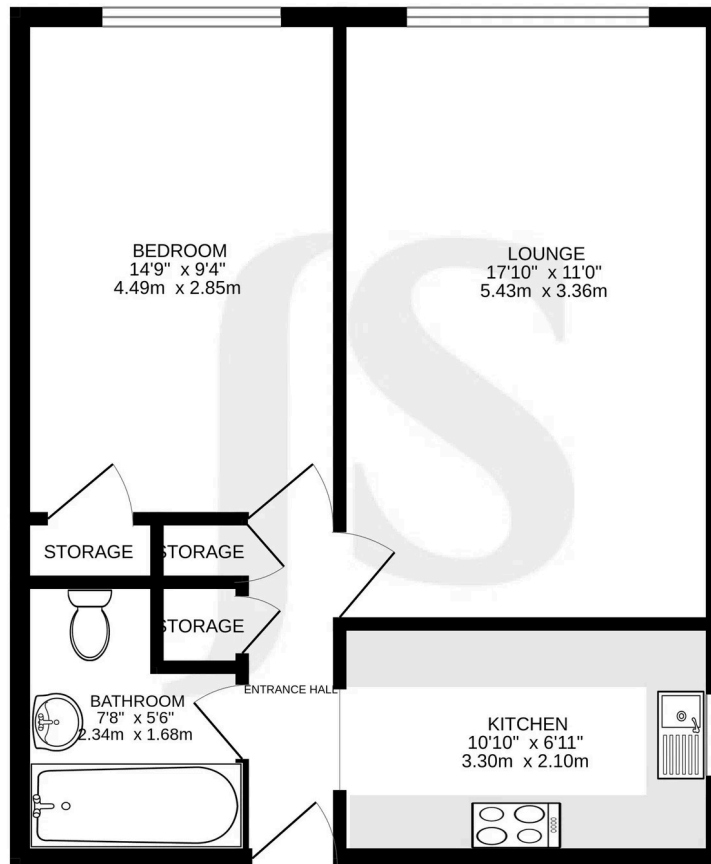
Lease - 87 Years

Maintenance & Reserve Fund - £203pcm

Ground Rent - £150 pa



## GROUND FLOOR



## Property Details:

Floor area as quoted by EPC: 538 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.