



The Old Brewery | Warwick Road | Worthing | BN11 3ET
£205,000



We are delighted to offer for sale this rarely available and characterful second floor apartment, forming part of this stunning conversion in Worthing situated close to local shops, amenities and mainline train station. The property boasts one double bedroom, open plan living/dining room space, fitted kitchen & bathroom and is sold with no ongoing chain.



Key Features

- Second Floor Apartment
- One Double Bedroom
- Characterful Features Throughout
- South & West Facing Open Plan Kitchen/Living Space
- Fitted Bathroom
- Ideal First Time Buy Or Investment
- Less Than 175 Metres From Worthing Seafront
- Highly Sought After Town Centre Location
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The development is accessed via a secure entry phone system which opens into the well kept communal hall with stairs rising to the second floor. The apartment's private front door opens into the hallway with access to all rooms and a large storage cupboard. Positioned at the front of the apartment is the open plan kitchen/living space which measures a substantial 22'3" x 15'10". This room has been cleverly designed/laid out to create to separate living and dining spaces with the kitchen kept separate. This room is the hub of the home due to facing south, allowing the sun to flood in throughout the day and create a light and airy space all year round. The kitchen area has been fitted with an array of wall and floor mounted oak style units, topped with dark laminate worktops with space and provisions for multiple white goods. The double bedroom measures 9'0" x 11'11" and has plenty of space for a large double bed alongside various other free standing furniture. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin.

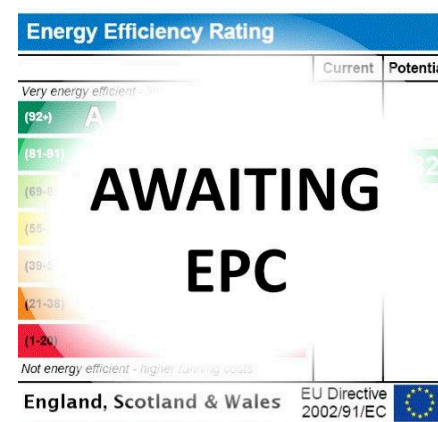
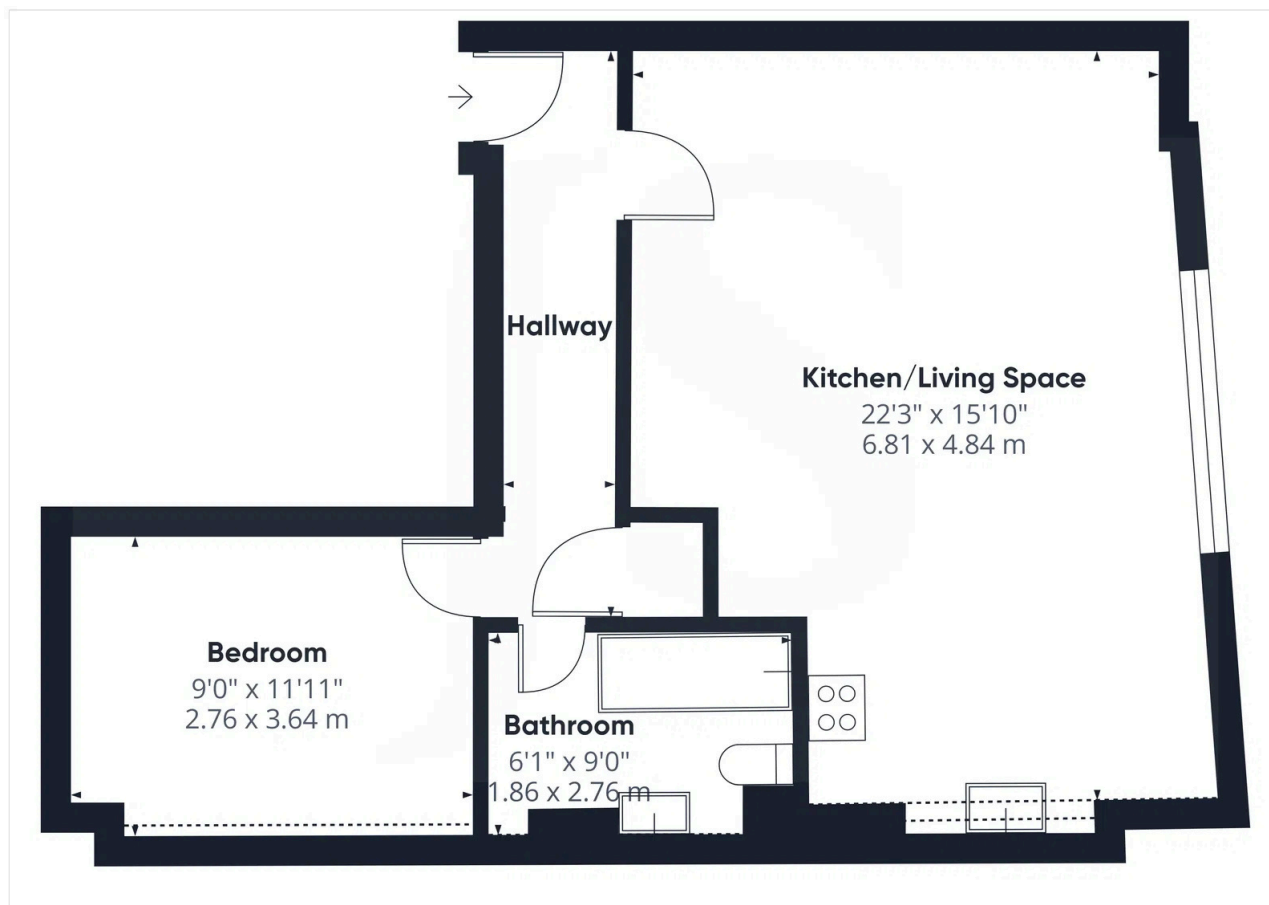
TENURE & COSTS

Tenure Share Of Freehold
Lease Length 104 years remaining
Maintenance £292.50 per quarter
Contribution To Reserve Fund £97.50 per quarter
Ground Rent £100 per annum
Council Tax Band B

LOCATION

Situated In one of Worthing's most sought-after locations in central Worthing less than 175 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.





Property Details:

Floor area *as quoted by EPC: 1528 SqFt

Tenure: Leasehold

Council tax band: D

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.