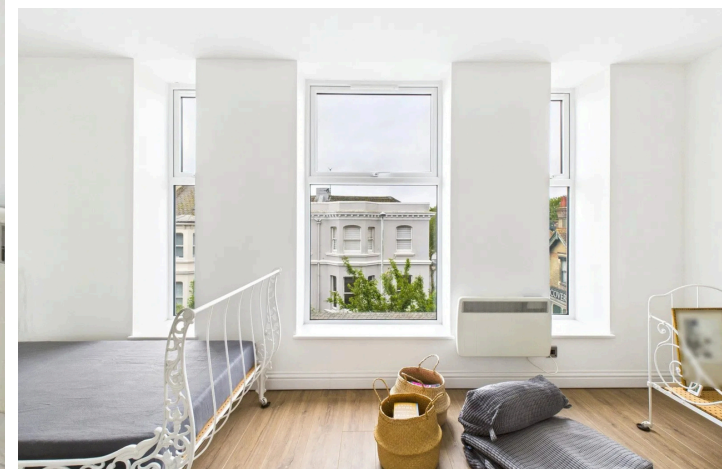


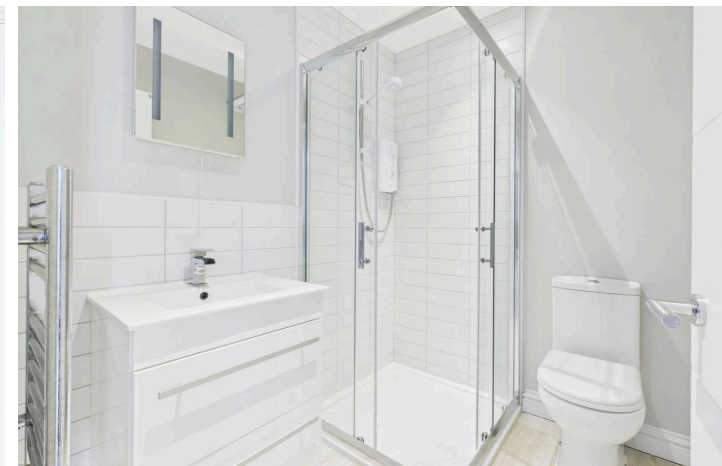
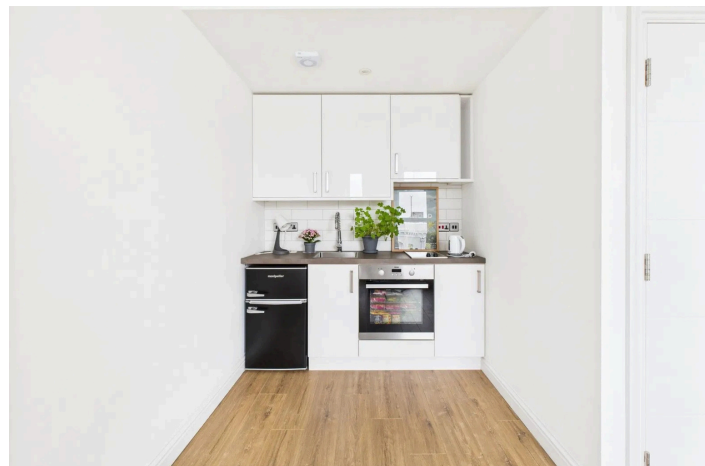


Hanover House | Chapel Road | Worthing | BN11 1BE  
Offers Over £100,000





Jacobs Steel are delighted to offer for sale this second floor studio apartment which has been immaculately maintained by the current owner and is ideally located in the heart of Worthing Town Centre. The accommodation comprises of a west facing studio room with fitted wardrobes, a stylish kitchenette and modern shower room.



## Key Features

- Ground Floor Studio Apartment
- Fitted Kitchen
- Fitted Bathroom
- Allocated Parking Space
- New Lease Upon Completion
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 200 Metres From East Worthing Station
- Ideal First Time Buy
- Ideal Buy To Let Investment
- No Ongoing Chain



**1 Studio Room**



**1 Bathroom**

### INTERNAL

The communal stairwell rises to the second floor where the private entrance leads through to an entrance hallway. The 'L' shaped studio room is well designed to create separate areas for sleeping, relaxing and cooking. The property features three tall, west facing windows to create a warm and bright ambiance and fitted wardrobes add to the practicality of the space. A sleek and stylish kitchen has been thoughtfully installed with ceiling high cabinets to maximise storage, an integrated oven and hob to increase the overall esthetic. A modern shower room features a walk in shower cubicle, wash hand basin with two storage drawers below and a low level w.c and cistern.

Tenure: Leasehold

Lease: 125 years from 1st January 2016

Maintenance: Approximately £840.80 per annum + An additional £300 towards internal/external decorating.

Ground Rent: Approximately £250 per annum

Council Tax: Band A

### LOCATION

Situated in the very heart of Worthing town centre in Chapel Road, the property is perfectly placed to give access to the local shops, bars and amenities. Popular Warwick Street, the seafront and pier, as well as Worthing mainline train station with its direct link to Brighton are all within walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by floorplan:

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.