



**Flat 65 80 Orme Road, Worthing, BN11 4FG**  
**Asking Price £265,000**

John Edwards & Co is delighted to present this second floor penthouse flat in Kings Quarter, Orme Road, situated in ever popular central Worthing, just minutes from Worthing mainline train station, enabling easy access into London, Brighton, and Littlehampton, and a short walk from the town centre and historic seafront.

The property, which is beautifully presented throughout, comprises two double bedrooms, one of which has a good-sized ensuite shower room, a large open plan kitchen, dining and living space, a family bathroom, plenty of inbuilt storage, and a private parking space (additional annual fee payable). It also has the benefit of a long lease.

It would ideally suit a first time buyer or buy-to-let investor, generating a rental income of (we estimate) £1,500 - £1,600 pcm.

This is a genuinely impressive property in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.



## ENTRANCE HALL



The entrance hall has a carpeted floor, a skimmed ceiling with pendant lighting and a smoke detector, power points, vertical radiators, double-glazed windows to rear aspect, and the doors into both bedrooms, the bathroom, two good sized inbuilt storage cupboards (one of which houses the boiler presently servicing the property) and the kitchen and main living area.

## BATHROOM



The good sized bathroom features a three piece suite comprising a panelled bath with shower attachment, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, tiled walls, a skimmed ceiling with central ceiling light and extractor fan, an electrical, shaving socket, and a wall mounted vanity unit.

## BEDROOM ONE



Bright and spacious double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting and an extractor fan, TV and power points, built-in wardrobes with sliding wooden doors, a vertical radiator, a double-glazed window to front aspect, and the door into the ensuite shower room.

## ENSUITE SHOWER ROOM



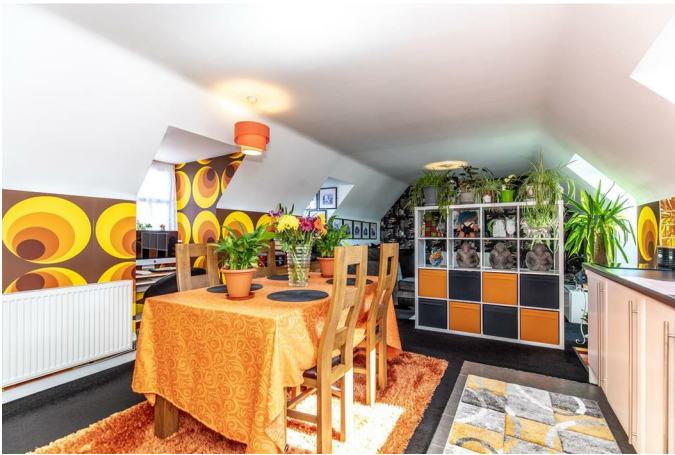
The ensuite shower room features a three-piece suite comprising a large recessed shower cubicle with folding glass doors, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, tiled walls, a skimmed ceiling with central ceiling light and extractor fan, a wall-mounted mirror, an electrical shaving socket, and a double-glazed Velux window to front aspect.

## BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting and an extractor fan, power points, a vertical radiator, TV and power points, and double-glazed windows to front aspect.

## KITCHEN & DINING ROOM/LOUNGE AREA



Bright and spacious main living area which is divided into distinct zones.

## KITCHEN



in the kitchen area, there is a range of wall and base mounted cabinets with undercabinet lighting, rolled top work

surfaces with an inset sink and drainer, integrated appliances including an oven and grill, a four burner gas hob with extraction unit over, a washing machine, dishwasher, fridge, and separate freezer. There is a part-tiled/part-carpeted floor, a skimmed ceiling with suspended spotlighting, an extractor fan and smoke detector, power points, a vertical radiator, and dual aspect windows to rear and front.

## DINING AREA



In the centre of the kitchen area is a good sized space for a large dining table and chairs.

## LOUNGE AREA



In the spacious lounge area, there is a carpeted floor, a skimmed ceiling with pendant lighting and an extractor fan, TV in power points, a radiator, dual aspect double-glazed windows to rear and front, and plenty of space for lounge furniture.



## PARKING



The property also has the benefit of a private parking space, for which an annual charge of £150 per annum is payable.

## ESSENTIAL INFORMATION

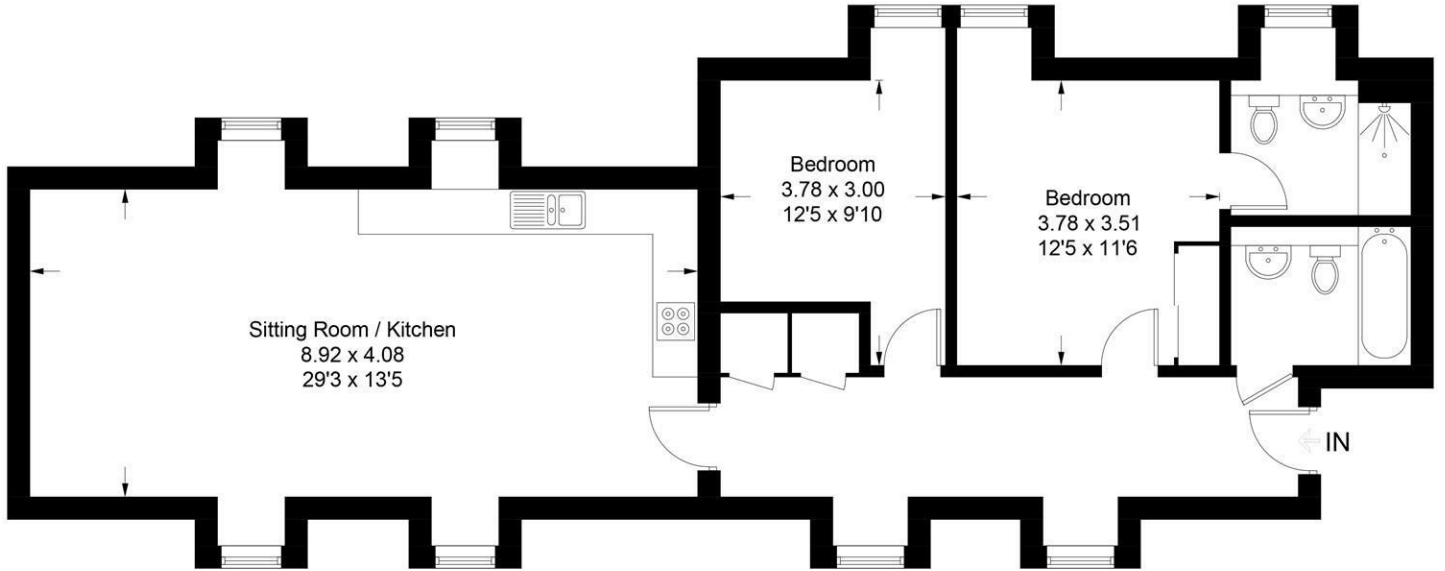


Tenure - leasehold  
Length of lease - 109 years remaining  
Service Charge/Maintenance - £2,000 per annum (£1,000 payable twice a year)  
Pets allowed? - Strictly with permission of the freeholder  
Managing Agent - KTS Estate Management  
Parking Charge - £150 per annum

# Floor Plan

## Kings Quarter, 80 Orme Road, Worthing, BN11 4FG

Approximate Gross Internal Area = 92.1 sq m / 991 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph

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

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111 South Farm Road, Broadwater, Worthing, West Sussex, BN14 7AX

Tel: 01903 288630 Email: info@johndwardsestateagents.co.uk <https://www.johndwardsestateagents.co.uk/>