



Tarring Road, Worthing, BN11 5JF
Guide Price £135,000



Bacon and Company are pleased to offer for sale this ground floor studio apartment in popular Cedar Court, Tarring Road conveniently situated within close proximity to local shopping facilities, seafront & railway station. Accommodation briefly comprises entrance hall, 15ft dual aspect studio room, separate kitchen and bathroom. Additional benefits include, unallocated residents parking, a secure telephone entry system, double glazed windows, the remainder of a 999 year lease and no ongoing chain.

- Ground Floor
- Studio Apartment
- West Worthing Location
- Close to Shops, Train Station & Seafront
- 15 ft Dual Aspect Studio Room
- Double Glazing
- Chain Free
- Long Lease



Entrance

Secure telephone entry system, communal front door to hallway, front door to:

Entrance Hall

Airing cupboard housing hot water cylinder, doors to all rooms.

Studio Room

4.70 x 3.68 (15'5" x 12'1")

Dual aspect via two double glazed windows, built in storage cupboard, TV & telephone points, ceiling spotlights.

Kitchen

2.64 x 1.85 (8'8" x 6'1")

Roll edge work surfaces incorporating stainless steel sink, range of matching cupboards, drawers and wall units, space for electric cooker, washing machine & fridge/freezer, tiled splashback, double glazed window, vinyl flooring.

Bathroom/WC

2.64 x 1.37 (8'8" x 4'6")

Panelled bath with electric shower over, low level flush w/c, pedestal wash hand basin, double glazed obscure glass window, part tiled walls, wall mounted fan heater, vinyl flooring.

Outside

Communal Garden

Lawned gardens are located to the front and rear of the development.

Residents Parking

Un allocated residents parking. Arranged on a first come first served basis.

Required Information

Length of lease: 944 years.

Annual service charge: Approximately £1,000

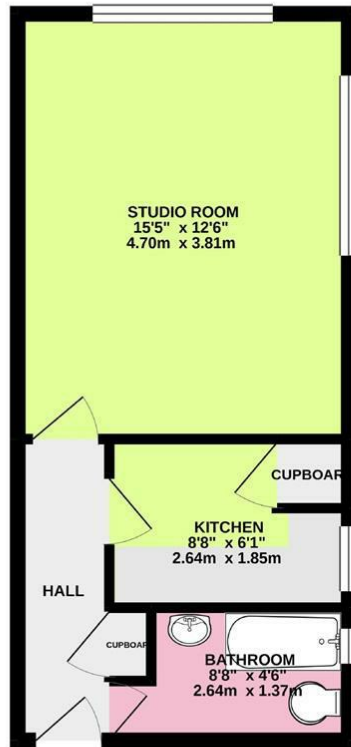
Annual ground rent: £90

Council tax band: A

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E	41		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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