



Flat 3, 37 Winchester Road, Worthing, BN11 4DH  
Guide Price £200,000

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A one bedroom first floor flat located within a short distance walk to both Worthing Town Centre and seafront promenade. The accommodation consists of a shared entrance, reception hall, lounge/dining room, kitchen, double bedroom, bathroom/w.c, loft and section of rear garden. Internal viewing is highly recommended and the property is being sold chain free.

- One Bedroom First Floor Flat
- Short Distance To Town & Seafront
- Section Of Rear Garden
- Good Lease Length
- Double Glazed Windows
- Gas Central Heating
- Fitted Kitchen and Bathroom
- No Onward Chain









### Shared Entrance

Accessed via a communal front door. Staircase to first floor landing. Private door to flat.

### Entrance Hall

6.71m x 1.02m (22'0 x 3'4)

Split level. Radiator. Cornice ceiling. Doors to all rooms.

### Lounge/Dining Room

5.44m x 3.96m into bay (17'10 x 13'0 into bay)

North aspect via a double glazed bay window. Radiator. Sanded and varnished wood floorboards. Picture rail. Cornice ceiling.

### Kitchen

3.86m x 2.79m (12'8 x 9'2)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Area of solid wood work surfaces offering additional cupboards and

drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Integrated fridge and freezer. Cupboard housing the homes wall mounted central heating boiler. Part tiled and part wood panelled walls. Wood effect vinyl flooring. Built in storage cupboard. Levelled and coved ceiling. South aspect double glazed window.

### Bedroom

3.71m x 2.87m (12'2 x 9'5)

East aspect double glazed window. Picture rail. Coved and textured ceiling.

### Bathroom/W.C

1.70m x 1.65m (5'7 x 5'5)

Fitted suite comprising of a panelled bath with mixer taps and having shower attachment, head and screen over. Wall mounted wash hand basin with tiled splash back. Push button w.c. Ladder

design radiator. Extractor fan. Levelled ceiling with spotlights. Obscure glass double glazed window.

### Rear Garden

6.10m x 5.79m (20'0 x 19'0)

Section of South facing rear garden. To the rear and left of the overall garden space. Laid to lawn. Nb: the deeds state this area cannot be enclosed with hard boundaries.

### Lease & Maintenance

Leasehold: New lease granted in January 2019 for 143 years.

Ground Rent: Peppercorn. I have documents that state this is £15 per year.

Maintenance: As and when needed. All expenses in communal areas are split between the four flats.

Parking: No designated space. On street parking.

Parking permit for Zone E required.

No letting restrictions.

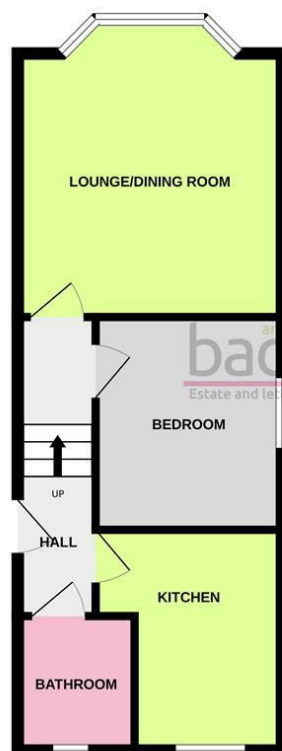
Pets are allowed.

### Council Tax

Council Tax Band A



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>77</b>
(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	

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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