



Langdale Mansions | Mill Road | West Sussex | BN11 4LA
Offers Over £400,000



We are pleased to be able to offer a superbly presented purpose built ground floor flat built by well known and respected local developers Roffey Homes. The property offers two double bedrooms, south facing lounge/ dining room, modern fitted kitchen, bathroom and en-suite shower room. The apartment also benefits from a garage in the compound and a south facing patio overlooking the well kept communal gardens.



Key Features

- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- South Facing Lounge & Dining Room
- Bathroom & En-Suite Shower Room
- South Facing Patio
- Good Size Utility Room
- Underfloor Heating
- Garage In Compound
- Visitor Parking



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Security entry phone system leading into the well presented communal hallway. Front door leading into the spacious entrance hall with access to all the rooms. The south facing lounge/ dining room offers double doors onto the south facing patio and a bay fronted window. The modern fitted kitchen comprises of wall and base units, integrated fridge/ freezer, integrated dishwasher, built in double eye level oven, electric hob, sink and drainer. The property also offers a very good size utility room which has space and plumbing for washing machine, tumble dryer and offers plenty of space for storage units and shelving. The primary bedroom is a very good size and benefits from built in wardrobe with sliding, mirrored doors and door leading into the en suite shower room. The en-suite comprises of walk in shower, glass screen, wash hand basin and WC. Bedroom two is also a good size and benefits from built in wardrobes. The bathroom comprises of bath with glass shower screen and shower above, wash hand basin and WC.

EXTERNAL

South facing patio overlooking the well maintained communal gardens. Garage located in the compound and benefits from an electric up and over door. The property offers access to three visitor parking spaces.

LOCATION

in a sought after residential location between both Heene Road and Goring Road shopping facilities. Worthing seafront is located only 0.6 miles away from the property and approx half a mile to West Worthing railway station. Worthing town centre with its comprehensive range of shopping facilities is located approximately a mile away while bus services pass along Mill Road.

Lease: Approx 117 years remaining
Service charge - £2,400 PA
Reserve fund - £528 PA
Ground rent - £250 PA



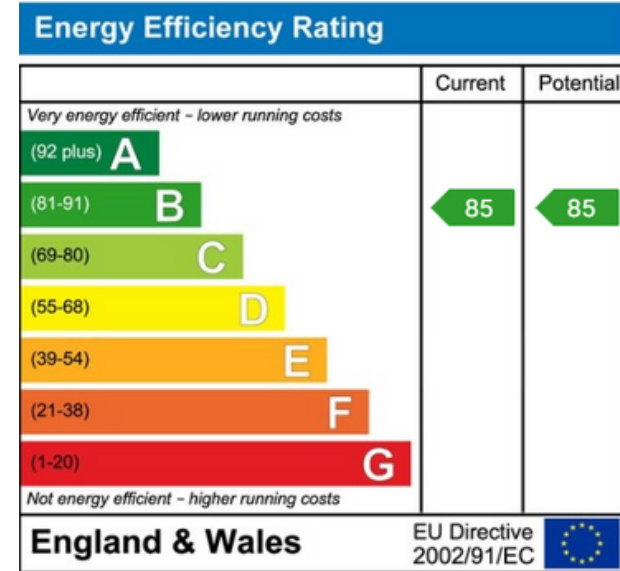


Approximate total area⁽¹⁾
 1217.68 ft²
 113.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 118 sqm)

Tenure: Leasehold

Council tax band: C

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.