



## Cedar Court, Tarring Road, Worthing, BN11

Guide Price **£135,000**





**Property Type:** Studio

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- First Floor Studio
- Fitted Separate Kitchen
- Dual Aspect Studio Room
- Shower Room
- 170 Yards To West Worthing Railway Station
- Shopping Facilities Nearby
- Long Lease
- CHAIN FREE

We are pleased to bring to the market this well-presented first-floor studio apartment. The property boasts a bright and spacious dual-aspect studio room, a modern fitted kitchen, and a contemporary shower room. Ideally situated just 170 yards from West Worthing Railway Station, the apartment offers excellent transport links, with local shops and amenities conveniently close by.





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### **INTERNAL**

Communal entrance with security entry phone system and stairs leading to the first floor. The front door opens into an entrance hall providing access to all rooms and a useful storage cupboard. The studio room benefits from dual-aspect windows, allowing plenty of natural light, and offers ample space for both living and sleeping areas. The fitted kitchen is equipped with a range of wall and base units, a built-in oven with electric hob, space and plumbing for a washing machine, space for a fridge/freezer, and a sink with drainer. The shower room comprises a shower cubicle, wash hand basin, and WC.

### **SITUATED**

On Tarring Road less than 170 yards from West Worthing Railway Station, providing excellent transport links. Just a short walk away, Goring Road shopping parade offers a variety of coffee shops, eateries, convenience stores, and banks. For added convenience, regular bus services run along Goring Road, while Worthing town centre with its wide range of shops, restaurants, and theatres is approximately 1.4 miles away.

### **TENURE**

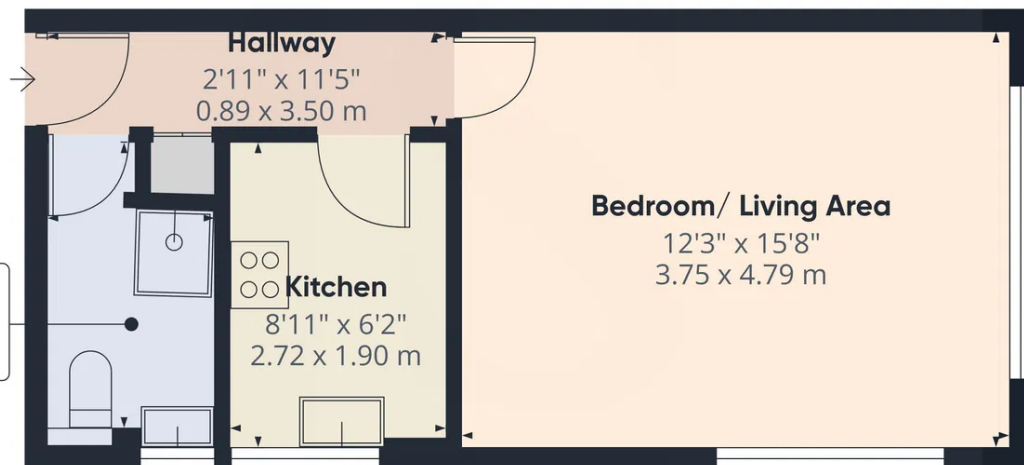
Lease: 943 years remaining

Service Charge:

Ground Rent:







Approximate total area<sup>m</sup>  
327 ft<sup>2</sup>  
30.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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>		73
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.