



Chatham Road | Worthing | BN11 2SP
Guide Price £180,000





We are delighted to offer for sale this spacious and well presented ground floor garden apartment, situated in this highly sought after area close to local shops, amenities, mainline train station and seafront. The property boasts a double bedroom, bay fronted kitchen/living room, modern fitted bathroom, private garden and sold with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- Private Rear Garden
- One Double Bedroom
- Modern Kitchen
- Well Presented Throughout
- Contemporary Bathroom Suite
- Highly Sought After Area
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 300 Metres To Worthing Seafront
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The secure front door opens into the well maintained communal areas, with the apartment's private front door accessed via the ground floor. Positioned at the front of the property is the open plan kitchen/living room which measures a generous 14'5" x 14'7", this bay fronted room faces west creating a light and airy room all year round. The kitchen area has been fitted with an array of modern oak style fronted wall and floor mounted units, topped with white marble effect worktops creating a smart contemporary finish. There are multiple integrated appliances including an oven/hob, fridge freezer and washing machine. The double bedroom measures 10'11" x 9'11" and has space for a large bed alongside various other bedroom furniture and benefits from south facing windows. Situated at the rear of the property is the bathroom, this room has been fitted with a modern three piece suite including a bath with shower overhead, toilet and hand wash basin.

EXTERNAL

To the rear of the property is the enclosed private east facing garden, which has fences aligning all boundaries to create a private and secluded space. The garden is accessed from the side of the development. There is also a communal bin storage shed.

LOCATION

Situated On this popular residential road in East Worthing, this attractive property is less than 300 metres from Worthing seafront and 1.40km to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is less than 700 metres away with bus services run nearby. It offers easy access to the A27 and A24, making this accessible and convenient location highly desirable.

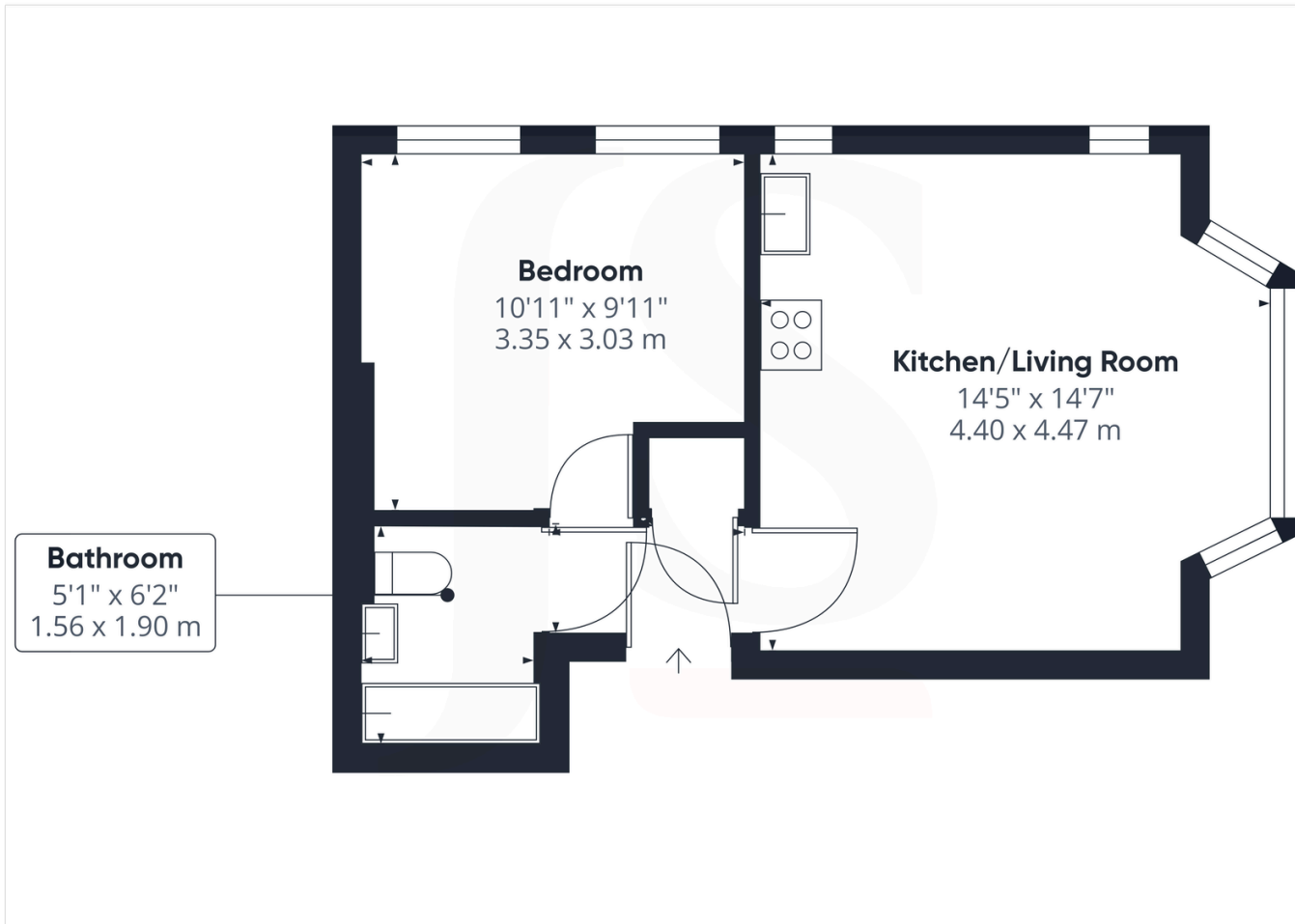
Tenure: Leasehold

Lease Length: 110 Years Remaining

Maintenance: £350 Per Annum

Ground Rent: £100 Per Annum

Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 377 SqFt

Tenure: Leasehold

Council tax band: A

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.