



1A Lennox Rd, Lennox Road, Worthing, BN11 1FF
£220,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

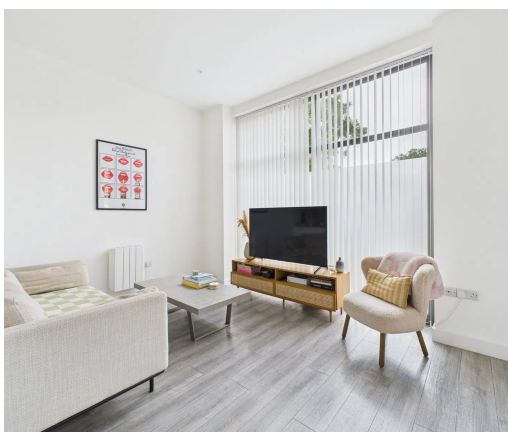
Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Ground Floor Apartment
- One Double Bedroom
- Popular Open Plan Design
- Modern Fitted Kitchen
- Contemporary Suite
- Ideal First Time Purchase With a Long Lease
- Exceptionally Well Presented Throughout
- South Facing Private Patio
- Completed in 2021 by Rocco Homes
- Close To Shops, Transport Links and Amenities

We are delighted to offer for sale this extremely well presented and spacious ground floor apartment situated in the heart of Worthing town centre, close to local shops, amenities and mainline train station. The apartment boasts a large open plan south facing kitchen/living area, modern fitted kitchen, south facing double bedroom, contemporary bathroom suite and a private patio.





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Internal The well maintained communal areas are accessed via a secure entry phone system. The apartments private front door opens into the welcoming entrance hall with access to all rooms and a large storage cupboard. The open plan kitchen/living area measures a substantial 13'3" x 19'3" and benefits from facing south, absorbing the sun throughout the day and creating a light and airy space. This open plan room has been cleverly separated with the use of a breakfast bar but still with the sense of being open plan. The kitchen area has been fitted with an array of modern white gloss handleless units, topped with solid marble worktops to create a smart finish. There are multiple integrated appliances such as an electric oven/induction hob, fridge freezer, dishwasher and washing machine. This room gives access onto the private patio via a double glazed door. Positioned parallel to the kitchen/diner is the large double bedroom, also facing south and measuring a generous 10'9" x 13'3". This room can comfortably fit a large double bed alongside various other free standing furniture. The bathroom has been fitted with a contemporary three piece suite, including a bath with shower overhead, toilet and hand wash basin.

External There is a south facing paved patio, secluded by a black fence and gate providing access to the path into town.

Situated The property is located just a short distance from Worthing Town Centre and allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 0.6 miles from the property. Worthing Central line railway station is approximately 0.3 miles away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the nearby districts, including the 700 bus to Brighton. The home is close to sought after primary and secondary schools and Worthing Hospital is located nearby.

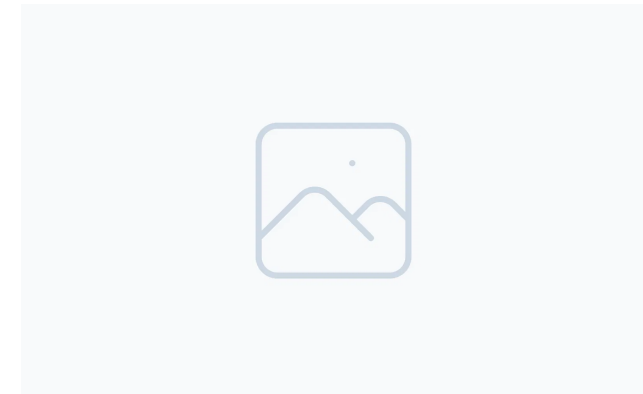
Tenure Leasehold

Lease Length 119 years remaining

Maintenance £1,257.50 per annum

Ground Rent £150 per annum





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.