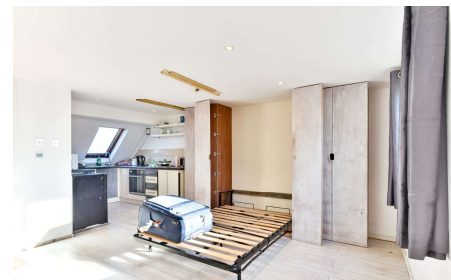




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



Flat 3, 7 Pavilion Road

Worthing, West Sussex, BN14 7EE

£150,000

- Chain Free
- Second Floor Studio Flat
- Classic Period Property
- Great Central Worthing Location
- Contemporary Interior
- Fully Fitted Modern Kitchen with Integrated Oven and Hob
- Studio/Living Area with Pull Down Bed and Fitted Wardrobes
- Secure Entryphone System
- Excellent Bathroom with Plumbing for Washing Machine
- Ideal Buy to Let investment

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
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Step Inside

Chain free and cleverly designed to maximise the space, this excellent studio flat is filled with natural light and warm timber tones. Sitting on the top floor a classic period property on an attractive tree-lined road it is equally ideal as a Buy to Let. Perfectly placed just a short stroll from main high street, it's currently let out for £750pcm.

Step inside and you'll find cool white walls reflecting a lovely flow of natural light throughout a double aspect layout. With a wood effect floor stretching out beneath your feet the main studio and kitchen areas have a calm and inviting feel. A stylish bank of doors opens to reveal a duo full height wardrobes and a pull down double bed leaving space for seating and a desk area during the day, while the delineated kitchen area offers far-reaching views. Fully fitted with modern cabinets, sleek black countertops and an integrated oven and hob, it provides ample storage and workspace and the wrap-around design has extra space for a freestanding fridge freezer.

The interior design scheme is matched in the bathroom where a large timber framed skylight lets you stargaze while you soak in the tub. Pale blue accent walls and mosaics lend a great finishing touch and fitted cabinets have a dedicated place and plumbing for a washing machine.

In your local area

Situated on a prized tree-lined road, with plenty of local shops and amenities only a short walk from your door, this chain free studio flat is only moments from the very centre of Worthing. Worthing mainline station is merely 0.2 miles away with regular commuter routes into London and Brighton.

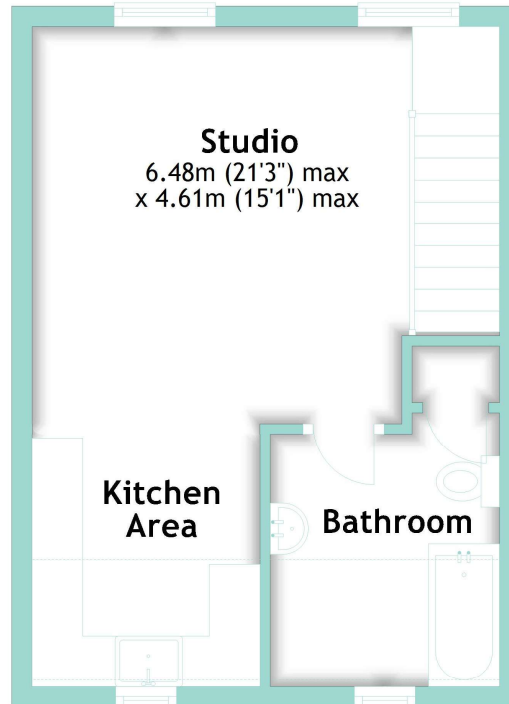
Ideally positioned for all that Worthing has to offer, the town centre with its wide range of high street and independent cafes, shops, bars and restaurants is close by with plenty of supermarkets to choose from including Waitrose and Marks & Spencer. Stretching out along the coast for approximately 5 miles, the shingle beaches of Worthing with their promenades and palm trees are ideal for cyclists or those who just enjoy a stroll in the sunshine, and locally caught fish is often available to buy and take home.

The coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring with its ever popular Sea Lanes beachfront cafe in the other. The A259 and A27 provide convenient routes across Sussex from Portsmouth to Eastbourne.



Second Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 29.9 sq. metres (321.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82
	EU Directive 2002/91/EC		

Council Tax: Adur & Worthing Band A

Tenure: Leasehold

Lease: Approximately 128 years remaining

Current Ground Rent: Nil

Current Service Charge: The service charge is demanded as and when works are required and this flat is liable for 20% of costs.

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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