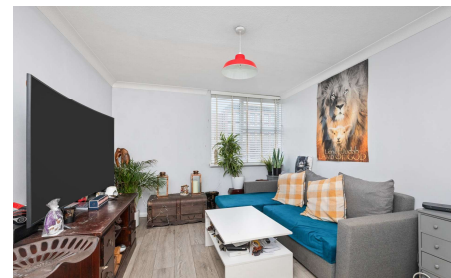
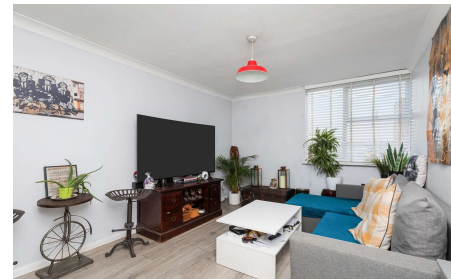




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



18 Carlyle House

Bridge Road, West Sussex, BN14 7BS

£165,000

- First Floor Flat
- Central Worthing Location
- One Double Bedroom
- Fully Fitted Contemporary Kitchen
- Modern Shower Room
- Stylish Modern Interior
- Tenant in Situ
- Great Buy to Let Investment
- Close to Worthing Station
- Residents` Parking

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

Sitting on the first floor of a popular modern complex that's only a short stroll from local Broadwater shops and central Worthing's mainline station, this one double bedroom flat is a fantastic Buy to Let opportunity. Currently let for £880pcm with a tenant already in situ, it has the added benefit of residents' off-road parking and secure entry.

Perfectly placed for everything that Worthing has to offer, when you step inside you'll find a stylish modern interior unfolding from a central entrance hall that instantly gives a great sense of space. With an excellent engineered wood floor beneath your feet an impressively sized lounge/diner offers ample space for plenty of seating and a dining table. Full of light, it opens into an adjoining kitchen fully fitted with sleek contemporary cabinets and a superb array of integrated appliances that includes an oven, hob, dishwasher, fridge freezer and washing machine. The wrap-around design supplies considerable storage and workspace and a glass splashback and tilted extractor add notable finishing touches.

Across the hallway, the stylish flooring and subtle grey colour scheme continues in a more than generous double bedroom that offers far-reaching views and has more than enough capacity for a selection of wardrobes and storage. A modern shower room completes the layout.

Step Outside - Residents of Carlyle House have the added convenience of allocated off-road parking.

In your local area

Ideally situated, this first floor home is only moments from all that Worthing has to offer whilst also being peacefully located in an attractive residential road. Only a short walk from local shops it's perfect for anyone working at Worthing Hospital or nearby schools. Offering easy access to the A24, it's only circa half a mile from the mainline station with regular commuter routes into London and Brighton.

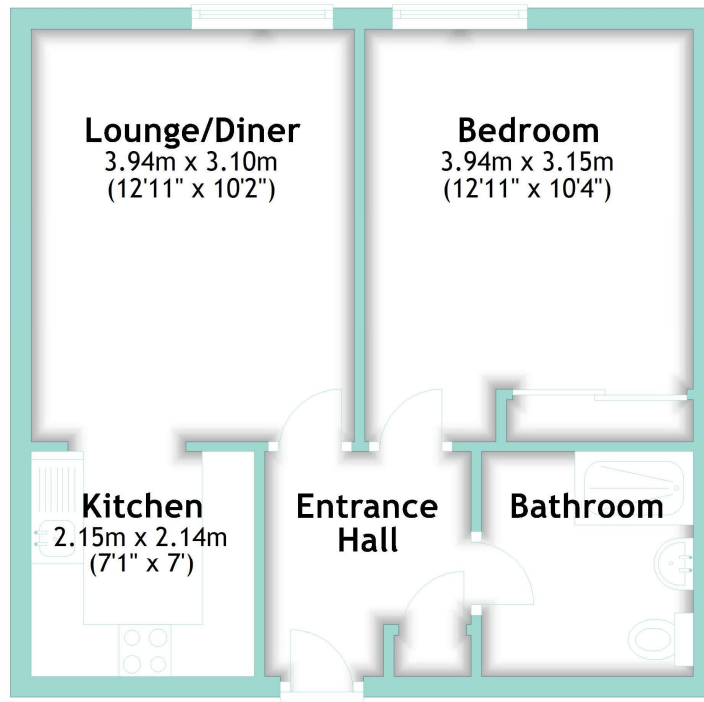
The town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within reach with plenty of supermarkets to choose from including Waitrose and Marks & Spencer. Stretch your legs and you'll find the beach, pier and promenade are just a leisurely stroll from your door. If you're new to the area it's good to know that the shingle beaches of Worthing extend along the coast for approximately 5 miles peppered with beachside pop-up bars, eateries and palm trees. The flat promenade is equally ideal for cyclists or those who just enjoy a walk in the sunshine, and locally caught fish is regularly 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 A24 leads up through Storrington and onto Horsham and gives an easy connection to the A27 with its convenient routes across Sussex from Portsmouth to Eastbourne.



First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 39.3 sq. metres (423.1 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		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax: Adur & Worthing Band A

Tenure: Leasehold

Lease: Approximately 83 years remaining

Current Ground Rent: £200 Yearly

Current Service Charge: £1,300 Yearly

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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