



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



43 Westlake Gardens

Worthing, West Sussex, BN13 1LF

£230,000

- Chain free first floor flat in Tarring village
- Prized Westlake Gardens development with secure entry system
- Views of the idyllic gardens and lake
- Private garage in a nearby compound
- Two double bedrooms
- Spacious double aspect lounge/diner with bay windows
- Contemporary Shaker kitchen with integrated appliances
- Modern bathroom
- Superbly presented with plush grey carpets and heritage grey colour scheme
- Great location near to A27 and local schools

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Step Inside

Impressively located in a superbly designed development wrapping around large attractive gardens with their blossom trees and lakes, this chain free home offers an idyllic setting whilst also having easy access to everything you need. Stylish and spacious, this impeccable first floor flat is ready for you to simply move in and unpack without the fuss and expense of needing to decorate.

With plush carpeting and a soft heritage grey colour scheme a hugely fluid layout unfolds from a wide entrance hall into a brilliantly proportioned double aspect lounge/diner where a feature patterned wall lends a rich pop of colour. Bay windows with deep sills give the perfect spot to sit and admire the blossom trees outside and the large L-shape design of the room has plenty of versatile space for you to create delineated seating, dining and home office areas. Recessed cupboards supply handy storage.

The excellent levels of presentation continue in the adjoining kitchen that's fully fitted with the timber tones of contemporary Shaker cabinets. A great selection of glossy black appliances complement the sleek countertops and tall upstands while the wrap-around arrangement gives plenty of storage and workspace.

Along the hallway two double bedrooms have leafy views of their own and ample floor space for freestanding wardrobes. Together they share a modern bathroom that has a full sized bath with an overhead shower in a classic crisp white tile setting that's finished with rich burgundy mosaics.

Outside

The beautiful communal gardens with their lakes, blossom trees and conifers generate an enviable setting for this chain free home, giving you ample excuse to step outside and relax in the summer sun.

Residents benefit from a secure entry system and this home comes complete with a private garage in a nearby compound.

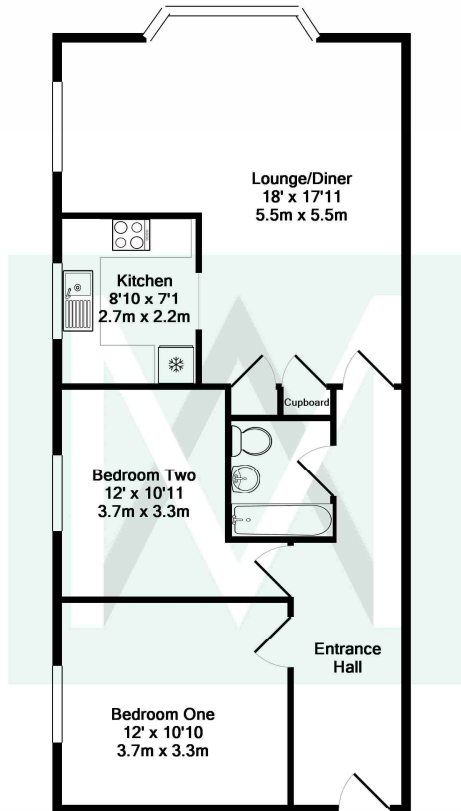
In Your Local Area

With its pretty period cottages and popular inns Tarring is one of the oldest village areas in Worthing. Conveniently situated only a short stroll from Durrington High School, it is in a catchment area for some of the most highly regarded schools locally.

Nearby Tarring Lane takes you up to the A27 and The Boulevard leads down to Durrington-by-Sea mainline station and the A259, giving you easy access to commuter routes. Approximately only two miles from your door Worthing town centre has plenty of high street and independent shops, bars and restaurants, as well supermarkets such as Waitrose and Marks & Spencer. Nearer to home you'll find a Tesco Express and Sainsbury's Local within a short stroll.

Home to a number of beautiful listed buildings, including the Grade II* listed 13th Century St Andrews Parish Church, Tarring village also has three noteworthy local pubs, the George & Dragon, The Parsonage and The Vine all of which are popular for their food and gardens.





Total Approx. Floor Area 726 Sq.Ft. (67.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(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 B

Tenure: Leasehold

Lease: Approximately 139 years remaining

Current Ground Rent: Peppercorn

Current Service Charge: £820 Half Yearly

Restrictive Covenants: Yes

Flood Risk: Rivers & Seas: Very Low
Surface Water: Very Low

Broadband: (estimated speeds)

Standard	12 mbps
Superfast	66 mbps
Ultrafast	1000 mbps

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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