



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



32 Harefield Avenue

Worthing, West Sussex, BN13 1DP

£195,000

- Chain free
- Ground floor flat in need of modernisation
- Private gardens to both the front and rear
- Perfect for a first time buyer or as a Buy to Let investment
- Spacious lounge/diner with bay windows and vintage fireplace
- One double bedroom
- Light and bright kitchen and bathroom
- Large central entrance hall with plenty of storage
- Private entrance and a great amount of scope
- Near to Tarring Park and within easy reach of mainline stations

www.matthewanthony.co.uk

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

Step Inside

Chain free and in need of modernisation, it's easy to see that with a little TLC and updating that this impressively sized ground floor flat could become a superbly styled contemporary home.

Sitting back from Harefield Avenue behind its own walled front garden, a private entrance opens into a brilliantly sized central entrance hall that instantly gives a great feeling of space. A trio of deep cupboards supply handy storage that will help to keep things clutter free, while the generous dimensions unfold onto a naturally flowing layout.

With a wealth of light filtering in via wide bay windows a spacious lounge/diner has the scope to be transformed into a fantastic place to relax in style. The more than sizable proportions supply ample room for plenty of seating as well as a dining table and desk/study area, while a vintage fireplace could be enhanced and adapted to lend a true focal point.

Across the hallway a separate kitchen is currently fitted with white cabinets, a breakfast bar and deep pantry cupboard. Looking out onto the greenery of the rear garden its proportions create the chance to be updated with integrated appliances and modern cabinets that reflect your own tastes and needs.

The garden views continue in a light filled double bedroom that has plenty of space to add fitted wardrobes. Once refurbished a well-sized bathroom could add a deluxe finishing touch.

Outside

With a painted picket gate and low level fence topped walls framing an established lawn, the private front garden provides a welcoming introduction to this ground floor home and gives a good sense of distance and privacy from passers-by. To the rear a second private garden generates a lovely place to sit back and relax in the sun with friends and family. An easy to maintain lawn is bordered by the evergreen foliage of high hedgerows and two external brick built store rooms are ideal for keeping bikes, barbeques and garden furniture safely stowed away.

In Your Local Area

With its pretty period cottages and popular inns Tarring is one of the oldest village areas in Worthing. Near to Tarring Park and local shops, Harefield Avenue is perfectly placed for a short stroll to the Flour Pot Bakery on Rectory Road.

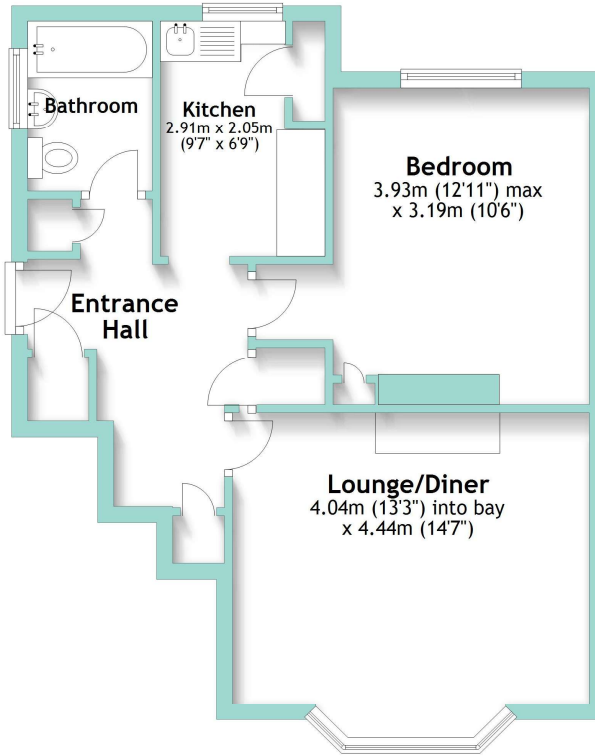
Home to a number of beautiful listed buildings, Tarring village also has three noteworthy local pubs, the George & Dragon, The Parsonage and The Vine all of which are popular for their food and gardens.

Worthing Leisure Centre is approx a mile from your door, The Boulevard gives easy access to the A259 and West Worthing mainline train station is only a mile away. Worthing town centre has plenty of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose, Marks & Spencer and Morrisons.



Ground Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 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		71	77
(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 100 years remaining
Current Ground Rent:	£2.50 Quarter Yearly
Current Service Charge:	£67.35 Quarter Yearly
Restrictive Covenants:	Yes
Floor Risk:	Rivers & Seas: Very Low Surface Water: Very Low
Broadband: (estimated speeds)	
	Standard 7 mbps
	Superfast 51 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.

www.matthewanthonny.co.uk

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