



## Key Features

- ✓ Two Bedroom Flat
- ✓ Garage & Private Garden
- ✓ Private Entrance
- ✓ Close to Seafront
- ✓ Freehold
- ✓ EPC rating E



Ophir Road, East Worthing, Worthing

Offers in excess of £290,000



A spacious two bedroom first floor apartment with a private entrance, garden and single garage. The property is light and airy throughout with the primary bedroom being a large double and the second bedroom also being a good sized room. The bathroom features a shower over the bath and a separate WC. The property also benefits from a garage and private garden. The property is situated within close proximity to the seafront and walking distance to Worthing town centre. East Worthing train station and local shops are also within a mile of the property. Worthing hospital is within easy reach and buses serve the local area. No Onward Chain FREEHOLD





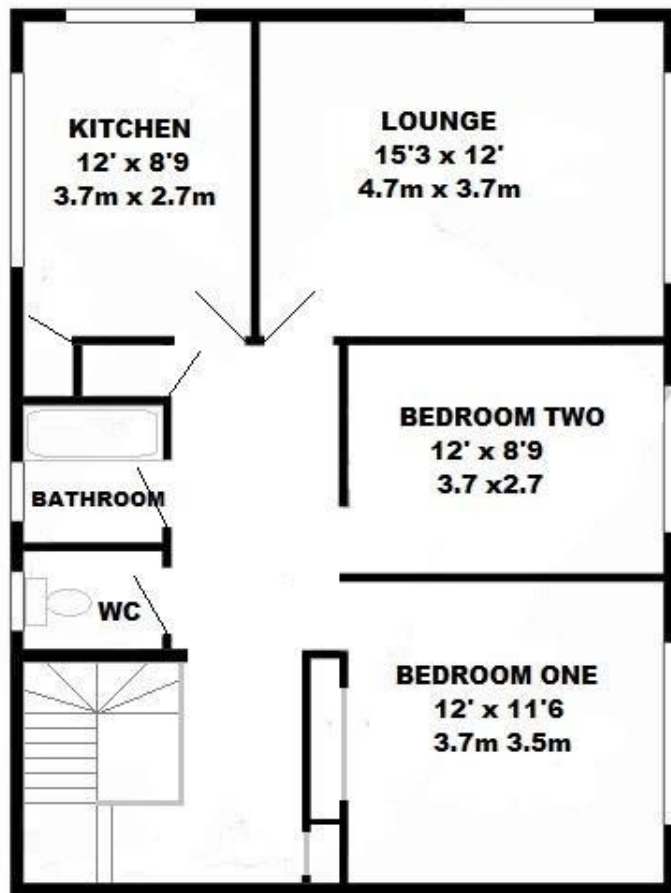
**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** D

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 52   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Northwood Worthing

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