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8 Pelham Court Stonehurst Road

, Worthing, BN13 1JD

Offers over £200,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this spacious two bedroom first floor balcony flat, situated in the heart of Tarring.

In brief the accommodation comprises communal entrance with stairs to first floor, entrance hall with airing cupboard, double aspect lounge/diner with door onto East facing balcony capturing the morning sun, fitted kitchen, two double bedrooms with fitted wardrobes and a family bathroom.

Outside communal gardens surround the property laid predominately to lawn and in our opinion internal viewing is considered essential to appreciate the overall size of this lovely apartment.

Situated in Tarring, local shops can be found nearby in South Street, whilst the nearest mainline railway station is at West Worthing provided access to Worthing Brighton Chichester London Gatwick, London Victoria and beyond.

Busses serve the area, and the apartment is also in a convenient catchment for Thomas A'Beckett school. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this apartment that would ideally suit anybody looking to buy their first home, a buy-to-let investment or a base in the UK.

Lease term remaining 108 years  
Annual service charge £2090 (currently higher to top up the reserve fund)  
Annual ground rent £100





Communal entrance to first floor landing

Double aspect lounge/diner  
18'1 x 13'5 (5.51m x 4.09m)

PVC door to East facing balcony

Fitted kitchen  
7'1 x 7'9 (2.16m x 2.36m)

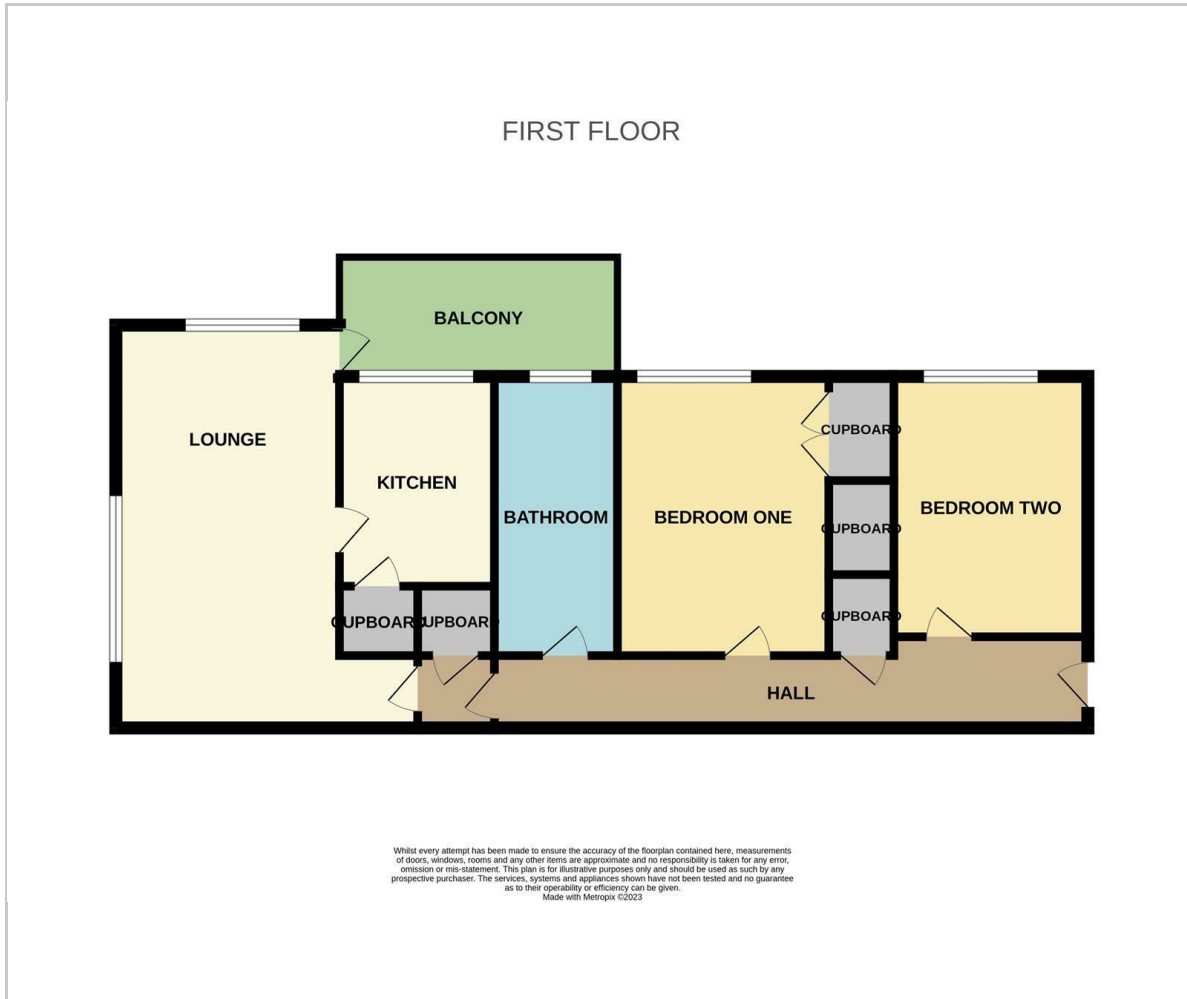
Family bathroom  
10'8 x 5'9 (3.25m x 1.75m)

Bedroom one  
12'7 x 10'5 (3.84m x 3.18m)

Bedroom two  
12'0 x 8'0 (3.66m x 2.44m)

Communal gardens

## Floor Plan

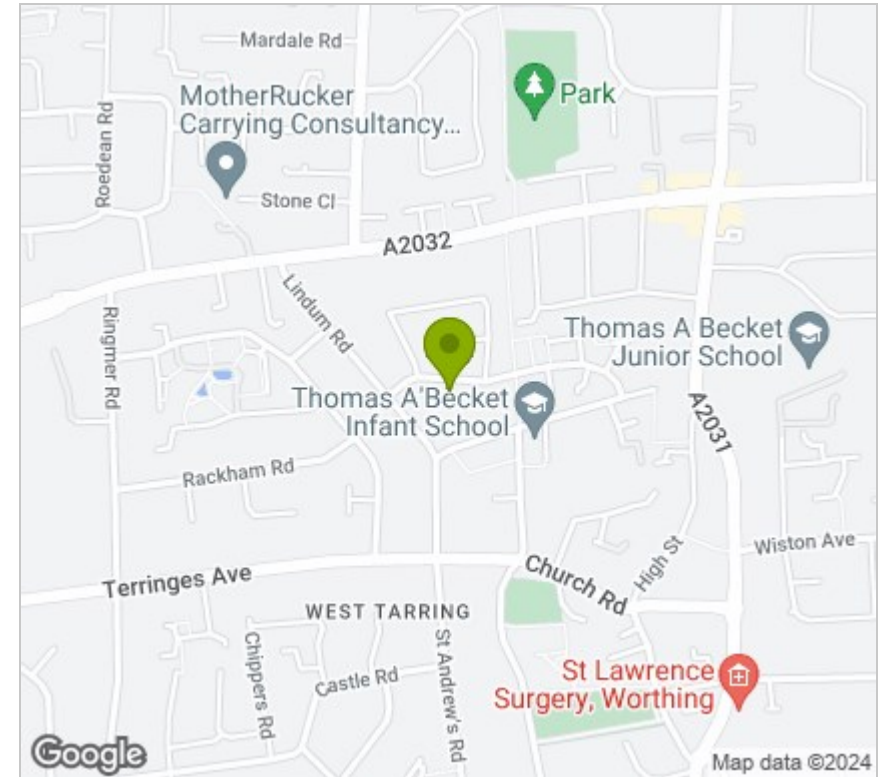


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

