



**RESIDENTIAL FLAT**

**1 Bedroom Flat**

**GUIDE PRICE: £195,000**

Chain Free Well-  
Presented First  
Floor Flat with  
Garden Room &  
Rear Garden

- + CHAIN FREE
- + Close to Junior / Senior Schools
- + Benefits from Private Front & Rear Entrance
- + Suit First Time Buyers, Investors or Owner Occupiers
- + Private Garden At Rear
- + External Garden Room with Electrics
- + Long Leasehold - 969 Years Remaining
- + Viewing Highly Recommended





## Location

Justice & Co are delighted to present this end of terrace first floor flat located in a highly popular residential area of Worthing to the north of the town centre and approximately 1.5 miles from the popular seafront and pier. There is a convenience store beneath the property whilst further amenities close by include retail outlets, public house and restaurants / take aways. There are a plethora of junior and senior schools within a 10 minute walk of the subject property whilst Broadwater Green provides superb recreational space at the end of the road. Worthing is a popular town located in between the cities of Brighton (13 miles west) and Chichester (18 miles east). The subject property is approximately a 5 minute walk from Worthing railway station which provides regular services along the coast and north to London Victoria (journey time of 1 hour and 25 minutes). The property is also situated on a popular bus route.

## Description

This superbly presented one bedroom first floor flat with rear garden and garden room would suit first time buyers or buy to let investors. Viewing is highly recommended. Externally the property has a superb back garden with an artificial grass covering with patio border and decking. There is also a large garden room with electrics.. Unrestricted parking is available in surrounding streets whilst there are a handful of restricted bays situated directly to the front of the property. The property is laid out as follows:

Wooden front door leading to:

**HALLWAY** Large landing area with single pane radiator

**LOUNGE (W):** 16' 4" x 11'5" TV point, double banked radiator, carpeted, pendant lighting, double glazed windows.

**BEDROOM (E):** 11' 8" x 11' 4" Double banked radiator, carpeted, pendant lighting, double glazed window.

**BATHROOM:** 6'9" x 8'4" Fitted with a modern white suite comprising panelled bath, electric shower over, chrome towel rail, pedestal wash hand basin, low level wc, partly tiled walls.

**KITCHEN / DINER (E):** 11' 6" x 9' 2" Fitted with laminate work surfaces incorporating stainless steel bowl sink, gas oven & hob, extractor hood, white high gloss units comprising, drawer pack, under counter storage cabinets, space for fridge/freezer, wall mounted gas fired combination boiler supplying hot water & central heating, two double glazed windows, double glazed back door.

## Terms

The property is available on a long leasehold basis with 969 years remaining. Further details available upon request.

## Summary

**Price** – £195,000 (One Hundred & Ninety Five Thousand Pounds)

**Ground Rent** - £50 Per Annum

**Legal Fees** - Each party to bear their own

**EPC** – E(50)      **Council Tax Band** - A

## Viewing & Further Information

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