



89 Ophir Road, Worthing, BN11 2SS
Guide Price £250,000

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A well presented first floor, two bedroom flat ideally situated few hundred yards of Worthing seafront. Briefly the accommodation comprises: private entrance with stairs to first floor landing, lounge/diner, kitchen, two double bedrooms and bathroom/wc. Externally there are well maintained communal gardens. The property is within close proximity of local shops, school catchment, various public transport links and access to the A259. CHAIN FREE.

- Popular East Worthing Location
- 300 Yards to Seafront & Promenade
- Purpose Built
- First Floor Flat
- Two Bedrooms
- Modern Kitchen & Bathroom
- South Aspect Lounge
- Communal Gardens





UPVC double glazed door to:

Entrance Hall

Stairs to:

Landing

Recessed storage cupboard with shelving. Access to loft space via hatch.

Lounge/Diner

3.40m x 3.25m (11'2 x 10'8)

South aspect double glazed window to front. Radiator. Recessed storage cupboard with shelving and hanging rail. Oak effect laminate flooring. Door leading to:

Kitchen

3.86m x 2.18m (12'8 x 7'2)

Roll top work surface having inset corner twin drainer stainless steel sink unit with mixer tap and draining board. Four ring electric hob with extractor hood over. Fitted fan oven and fitted microwave above. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for a washing machine. Recessed

cupboard behind sink housing wall mounted combination boiler supplying gas central heating and hot water. Inset ceiling spotlighting. Dual aspect with double glazed windows to front and side. Radiator.

Bedroom One

3.40m x 3.25m (11'2 x 10'8)

Double glazed window to rear overlooking communal garden. Radiator. Recessed wardrobe with shelving and hanging rail.

Bedroom Two

2.67m x 2.46m (8'9 x 8'1)

Double glazed window to rear overlooking communal garden. Radiator.

Bathroom/wc

Panelled bath having chrome mixer tap with handheld attachment, rainfall overhead shower and glazed shower screen. Vanity unit comprising wash hand basin with mixer tap and cupboard below. Concealed low level flush wc. Fully tiled walls. Ladder style towel rail. Double glazed window.

Outside

Communal Gardens

well maintained communal gardens. Majority laid to lawn with borders of mature flowers, shrubs and trees.

Lease Information

Length of lease: 132 years remaining

Annual service charge: As and when - 50/50 Split with neighbour

Service charge review period: TBC by vendor

Annual ground rent: Nil

Ground rent review period: TBC by vendor

Buildings Insurance: Approximately £300 per annum

Communal Garden Maintenance: £130 per annum

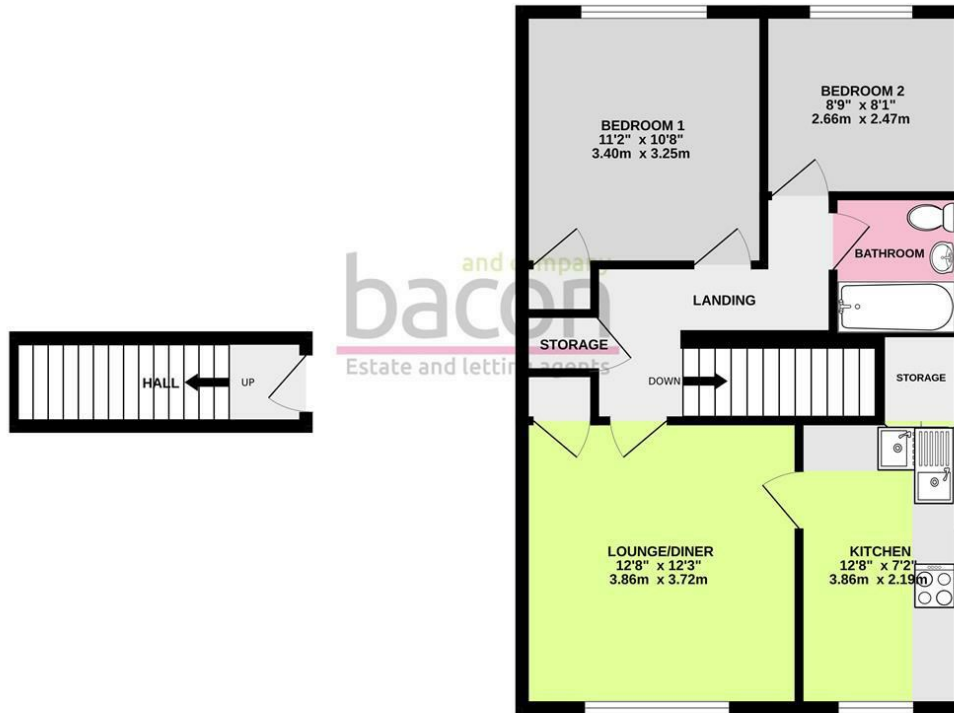
Council tax band: Band B

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR

1ST FLOOR

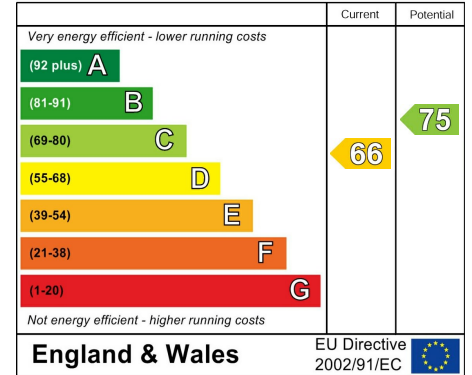


TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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