



1 Field Row, Worthing, BN11 1TD  
Guide Price £220,000



A modern, two double bedroom, second floor apartment situated in the heart of Worthing Town Centre. The apartment is within convenient walking distance of local shops, railway station, seafront and hospital. Accommodation briefly comprises entrance hall, modern fitted kitchen, 20ft lounge diner, primary bedroom with en suite/wc, second bedroom and bathroom/wc. Chain free. Viewing highly recommended.

- Two Double Bedroom
- Second (Top) Floor Apartment
- Central Worthing Location
- Modern Fitted Kitchen
- 20ft Lounge/Diner
- Modern Bathroom & Ensuite
- Well Maintained Communal Hallways
- Chain Free





### Communal Entrance

Stairs to second floor. Private door to:

### Entrance Hall

Secure telephone entry system. Large airing cupboard housing hot water tank. Electric radiator.

### Living/Dining Room

6.10m x 2.74m (20' x 9')

Double glazed window. Electric radiator. Wood effect laminate flooring. Space for lounge and dining room furniture.

### Modern Fitted Kitchen

3.78m x 1.73m (12'5 x 5'8)

Work surface having inset stainless steel sink with flexible hose attachment mixer tap and draining board. Four ring electric hob with glass splashback and extractor canopy over. Fitted oven/grill. Integrated fridge freezer, dishwasher

and 'Logic' washing machine. Range of matching units comprising of cupboards, drawers and eye level wall units. Tiled floor. Inset ceiling spotlighting. Skylight.

### Bedroom One

4.80m x 2.67m (15'9 x 8'9)

Double glazed window. Electric radiator. Built in wardrobe with shelving and hanging rail. Door to:

### Ensuite

Corner shower with mixer tap controls and glass sliding shower screen. Pedestal wash hand basin. Low level flush wc. Tiled walls and floor. Inset ceiling spotlighting. Extractor fan.

### Bedroom Two

4.29m x 2.59m (14'1 x 8'6)

Double glazed window. Electric radiator. Built in storage cupboard.

### Bathroom

'P' shaped panelled bath with mixer tap, shower over and glazed screen. Vanity unit having inset wash hand basin, mixer tap and concealed cistern wc. Electric towel radiator. Tiled walls and floor. Inset ceiling spotlighting. Extractor fan.

### Required Information

Length of lease: 125 years from 1st December 2015

Annual service charge: £1781.58 per annum

Annual ground rent: £150 per annum

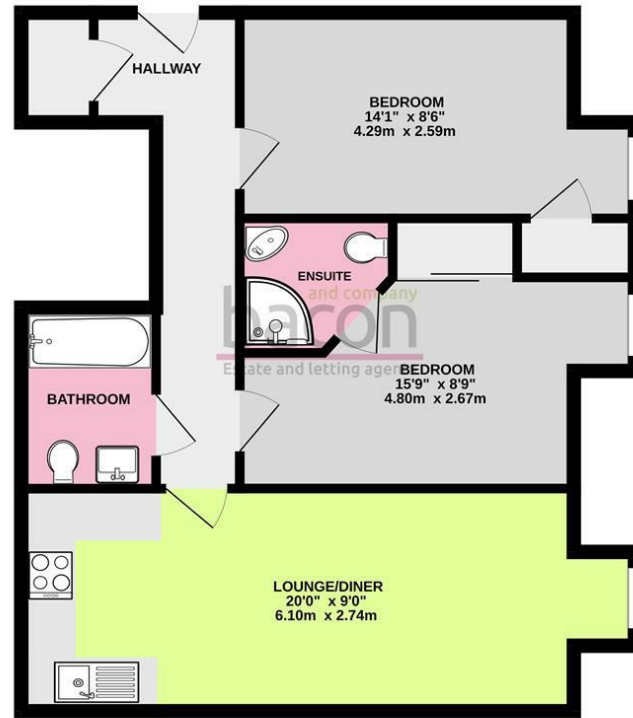
Council tax band: B

Version: 1

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



SECOND FLOOR



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. Made with Metropix v2024.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>57</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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