



2 Chappell Croft, Worthing, BN11 4SF  
Price Guide £295,000

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A delightful purpose built two double bedroom first floor flat with private rear garden located in the favoured Manor Road, Worthing conveniently situated within close proximity to local shopping facilities, schools and popular transport routes. Briefly the accommodation comprises: External staircase to first floor, split level entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom/wc. Externally the property benefits from a private rear garden and external storage cupboard.

- Favoured Central Worthing Location
- Purpose Built
- First Floor
- Two Double Bedrooms
- Private Rear Garden
- Kitchen
- Bathroom/wc
- Living/Dining Room
- External Storage Cupboard









External stairs to double glazed UPVC front door opening to:

### Split Level Entrance Hall

Access to loft via hatch. Radiator. Exposed floorboards. Recessed shelved storage cupboard.

### Lounge/Diner

Three double glazed windows to front. Two radiators. Exposed floorboards. Electric fireplace with mantle and surround.

### Kitchen

Roll edge work surface having inset stainless steel sink with swan neck mixer tap. Four ring 'Neff' electric hob with 'Hotpoint' extractor cooker hood over. Fitted double oven. Space for under counter fridge and freezer. Space and plumbing for washing machine. Excellent range of matching units comprising of cupboards, drawers and tall standing units. Two double

glazed windows. Tiled splashback surround. Radiator.

### Bedroom One

Double glazed window. Radiator. Exposed floorboards. Fitted 'L shaped' wardrobe with shelving, hanging rails and drawers.

### Bedroom Two

Double glazed window. Radiator.

### Bathroom/wc

White suite comprising tile panelled bath with mixer tap and tiled surround. Wall mounted controls with rainfall shower and shower attachment over. Pedestal wash hand basin with mixer tap. Close coupled wc. Mirror with shaver socket and light. Extractor fan. Inset ceiling spotlighting. Double glazed window. Ladder style radiator.

### Outside

### Understairs Storage Cupboard

Located under external stair case.

### Private Rear Garden

Fence and brick built surround. Areas of shingle, decking, paving and artificial lawn. Borders of small trees and bushes. Summerhouse. Timber built shed.

### Tenure and Lease Information

Length of lease: 125 years.

Annual service charge: As/When

Service charge review period: NA

Annual ground rent: £0

Ground rent review period: NA

Council tax band: Band B

Version: 1

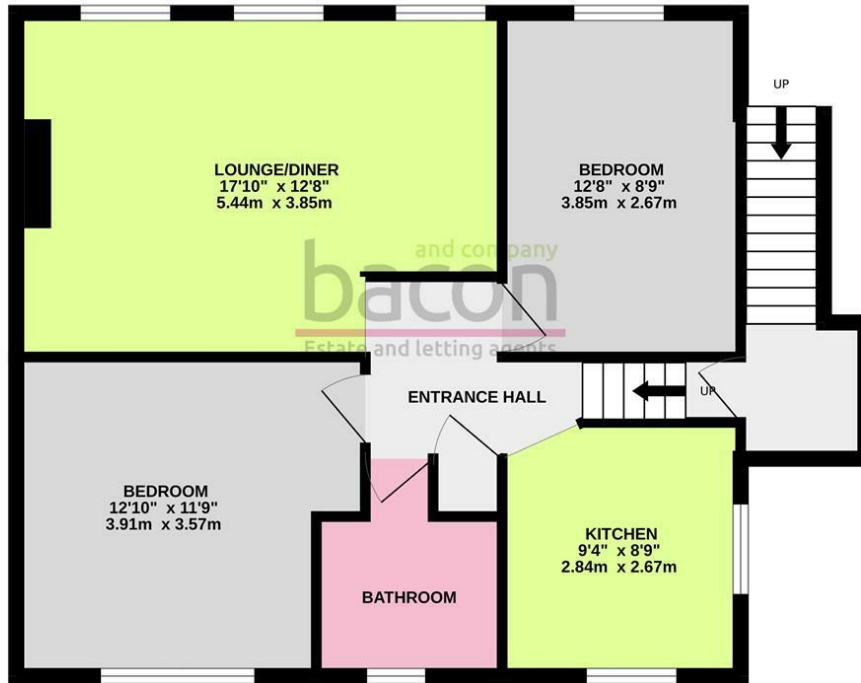
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







FIRST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657sq.ft. (61.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</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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