

120 Park Road, Worthing, BN11 2AL Guide Price £195,000









Well presented first floor, one bedroom converted flat benefitting from an allocated parking space with direct views overlooking Homefield Park and Park Road Tennis Courts. Located within Central Worthing the property is continently located within close proximity to local transport including popular bus routes and Worthing mainline railway station, shops, bars and amenities. Briefly the accommodation comprises: entrance hall, lounge, kitchen, double bedroom with recessed fitted wardrobes and bathroom/wc. Externally there is an allocated parking space and a communal garden. Further benefits include gas central heating and double glazing throughout.



- Worthing Town Centre
- First Floor Flat
- Double Bedroom
- Allocated Parking
- Modern Kitchen
- Modern Bathroom/wc
- Dual Aspect Living Room
- Communal Garden















Communal Entrance

Stairs to first floor, private door to:

Split Level Entrance Hall

Inset ceiling spotlights. Telephone entry system.

Living Room

3.99m x 3.78m (13'1 x 12'5)

South/West aspect. Two double glazed windows. Radiator. Fitted media unit with shelving.

Kitchen

2.34m x 1.98m (7'8 x 6'6)

Roll edge work surface having inset single drainer sink with extendable hose mixer tap and draining board. Four ring electric hob with tiled splashback and extractor cooker hood over. Single fitted oven. Space and plumbing for washing machine. Space for freestanding

fridge/freezer. Range of matching base units comprising of cupboards and drawers further eye level wall units. Wall mounted 'Worcester' combination boiler supplying central heating and hot water.

Bedroom

3.68m x 3.56m (12'1 x 11'8)

Double glazed window. Radiator. Fitted open wardrobes with shelve and hanging.

Bathroom/wc

White suite comprising panelled bath with mixer tap, shower attachment, glazed shower screen and tiled surround. Vanity unit with wash hand basin, mixer tap and cupboard below. Close coupled wc. Chrome heated towel rail. Double glazed window.

Outside

Communal Gardens

Delightful Southerly aspect gardens being mostly laid to lawn with borders of mature shrubs, trees and bushes.

Allocated Parking

Off road parking for one vehicle.

Lease Information

Length of lease: 121 years remaining

Annual service charge: Approximately £1,443.00

per annum

Service charge review period: TBC by vendor Annual ground rent: £100 per annum

Ground rent review period: TBC by vendor

Council tax band: Band A

Version: 1

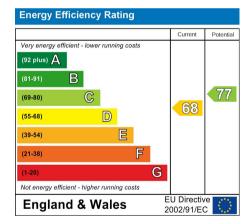
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floorings contained here, measurements of doors, windows, rooms and any other terms are approximate after in responsibility to taken for any error, rooms and any other terms are approximately and not responsibility to taken for any error, and the statement. The plans is film stated purposes only and flood the used as such by any prospective provides. The rows to their one possibility of efficiency can be given.





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.





