

Flat 16 10-12 Farncombe Road, Worthing, BN11 2BE Guide Price £160,000









A contemporary and recently modernised studio apartment located in central Worthing allowing versatile living arrangement. The accommodation is presently arranged as having a living/kitchen area, bedroom area and shower room/wc. Externally there is an off road unallocated residents car park. The property is within close proximity to shops, restaurants, seafront, hospital and local transport links including Worthing mainline railway station and popular bus routes. CHAIN FREE.

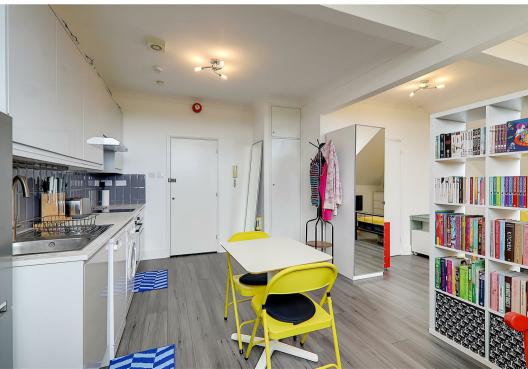


- CHAIN FREE
- Versatile Studio Apartment
- Contemporary Finish Throughout
- Modern Kitchen
- Modern Shower Room/wc
- Bedroom Area
- Unallocated Residents Car Parking
- Long Lease
- Close to Worthing Town Centre, Hospital, Seafront













# Communal Entrance

Secure door to communal hallway with stairs to Double glazed window. Electric radiator. second floor. Private door to:

### STUDIO APARTMENT

7.21m x 4.80m max (23'8 x 15'9 max)

# Living/Kitchen Area

Work surface comprising single drainer stainless steel sink with swan neck mixer tap and draining board. 2 ring 'Lamona' induction hob with concealed extractor cooker hood over. Fitted oven. Space and plumbing for washing machine and slimline dishwasher. Space for tall fridge/freezer. Tiled splashback. Excellent range of contemporary cupboards, drawers and matching eye level wall units.

Double glazed window. Electric radiator. Built in storage cupboard. Telephone entry system.

### Bedroom Area

# **Shower Room**

Step in shower tray with glazed shower screen and 'Triton' shower. Vanity unit comprising wash hand basin, mixer tap and cupboard below. Concealed cistern wc. Ladder style towel radiator.

# Off Road Parking

Unallocated communal carpark arranged on a first come, first serve basis.

# Lease Information and Council Tax Band

Length of lease: 165 years remaining Annual service charge: Approximately £1,750 per annum

Service charge review period: TBC by seller

Annual ground rent: Nil

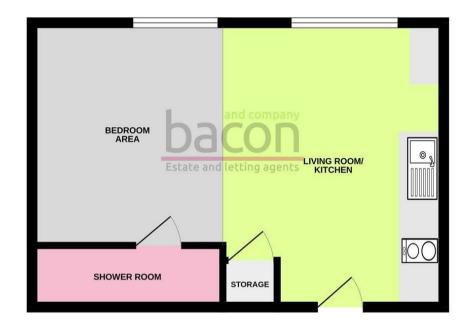
Ground rent review period: TBC by seller

Council tax band: Band A

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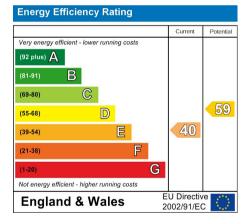
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

#### SECOND FLOOR 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 398 sq.ft. (37.0 sq.m.) approx.
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White every attempt has been made to ensure the accuracy of the floorplan contained here in the second or measurement. This pain is to finish suitable purposes only and thould be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operatingly 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.





