



FFF 35 Kingsland Road, Worthing, BN14 9ED
Guide Price £234,950

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We are delighted to offer this well presented split level maisonette arranged over first and second floors of this period converted house benefiting from no ongoing chain.

In brief the property comprises of private front door leading up to 1st floor having a deceptively spacious lounge, a modern fitted kitchen and bathroom, one double bedroom and stairs leading to 2nd floor where there is a further double bedroom.

Added benefits include front garden and no ongoing chain, call now to avoid disappointment.

- First & Second Floor Apartment
- No On-Going Chain
- Modern Fitted Bathroom
- Gas Central Heated
- Double Glazed Throughout
- Two Double Bedrooms
- Popular Broadwater Location
- Close To Local Amenities



First Floor Landing

3.96m x 1.83m (13'5 x 6)

Stairs leading to 1st floor landing from private front door, carpeted floor, single radiator, cupboard housing wall mounted electric meter and fuse board, wall mounted heating control panel, smoke detector, skim ceiling, various power points, PVCU double glazed window, stairs to 2nd floor.

Deceptively Spacious Lounge

3.96m x 3.35m (13'6 x 11'6)

Carpeted floor, single radiator, there is power points, wall mounted cupboard housing combination boiler, 2 PVCU double glazed windows, skim ceiling.

Modern Fitted Family Bathroom

2.44m x 1.83m (8'8 x 6'10)

Vinyl flooring, panel enclosed P shaped bath with shower attachment over having a rainforest fall showerhead, contemporary hand wash basin with mixer tap and vanity unit below, low flush WC, chrome ladder style heated towel rail, part tiled walls, shaving point, skim ceiling with spotlights, PVCU double glazed obscured glass window, extractor fan.



Modern Fitted Kitchen

3.35m x 2.74m (11'3 x 9)

Vinyl flooring, square edge laminate works surfaces with cupboards below and matching eyelevel cupboards, inset stainless steel single drainer sink unit with mixer tap, integrated oven with flooring gas burning hob above and extractor fan over, space for freestanding fridge freezer, single radiator, PVCU double glazed window, skim ceiling with spotlights.

Bedroom One

3.96m x 2.74m (13'10 x 9,9)

Carpeted floor, various power points, single radiator, television point, PVCU double glazed Bay window, skim ceiling.

Bedroom Two

4.27m x 3.05m at maximum measurements. (14'2 x 10'10 at maximum measurements.)

Carpeted floor, single radiator, various power points, access to eaves storage, two double glazed Velux windows, skim ceiling, restricted head height.



Front Garden

Mainly laid to shingle, dwarf wall enclosed, pathway leading to communal front door.

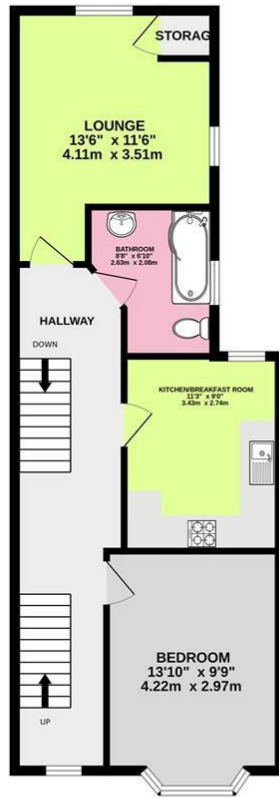
Council Tax

Band A

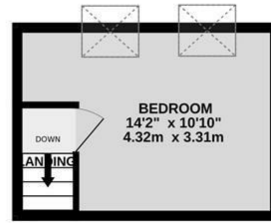
Lease Information

Share Of Freehold - 987 Years Remaining On Lease
Maintenance - As & When Required Shared With Ground Floor
Ground Rent - £0

GROUND FLOOR
603 sq. ft. (56.0 sq.m.) approx.



1ST FLOOR
162 sq. ft. (15.0 sq.m.) approx.



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TOTAL FLOOR AREA: 765 sq. ft. (71.1 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 for 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	75	78
(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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