

It's all in the details...



Flat 14 Saffrons Court

Downview Road, West Sussex, BN11 4PR

£180,000

- Chain Free
- Contemporary First Floor Flat with One Double Bedroom
- Stylish Modern Interior
- Private Garage
- Telephone Entry System
- Remainder of a 999 Year Lease
- Lift to All Floors
- Excellent Living Room with Full Height Window Shutters
- Separate Fully Fitted Modern Kitchen
- Bathroom/WC

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Step Inside

Chain free and impressively presented throughout, this considerably sized first floor flat is ready for someone to simply move in and unpack. Set within a prized purpose built complex with attractive communal gardens, it is merely a 0.2mile walk from West Worthing mainline station and offers ease of access to the beach and central Worthing. Perfect for a first time buyer, its impressively sized layout has plenty of natural light.

Step inside and you'll find a superb central entrance hall that immediately gives a notable sense of space with plush carpeting and a soft grey and white colour scheme that feature throughout. Generously proportioned and creating a great place to relax and unwind, an excellent living room is filled with light from an expanse of full height windows. On-trend shutters add a discerning finishing touch and the room easily accommodates a dining area. A separate kitchen is fully fitted with gloss white cabinets and modern black countertops. The wrap-around design has dedicated space for freestanding appliances and a wall of interior windows cleverly connects and divides this space to the adjacent living room.

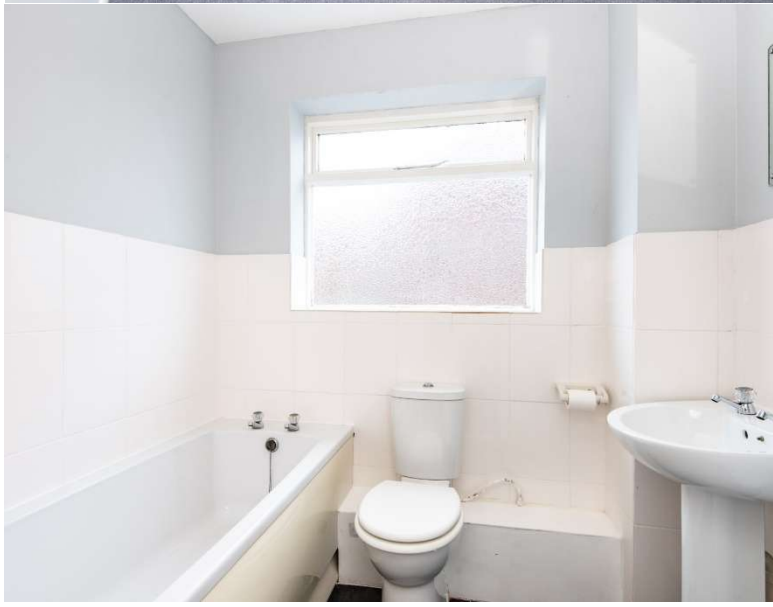
Across the hallway the consistent levels of presentation continue in a double bedroom with recessed storage. A modern bathroom and deep hallway cupboards complete this first floor property.

Step Outside

Outside, the communal gardens of Saffrons Court produce an attractive first impression with large established lawns and fully stocked borders of mature shrubs and trees. The flat benefits from a secure telephone entry system and has the added bonus of a private garage.

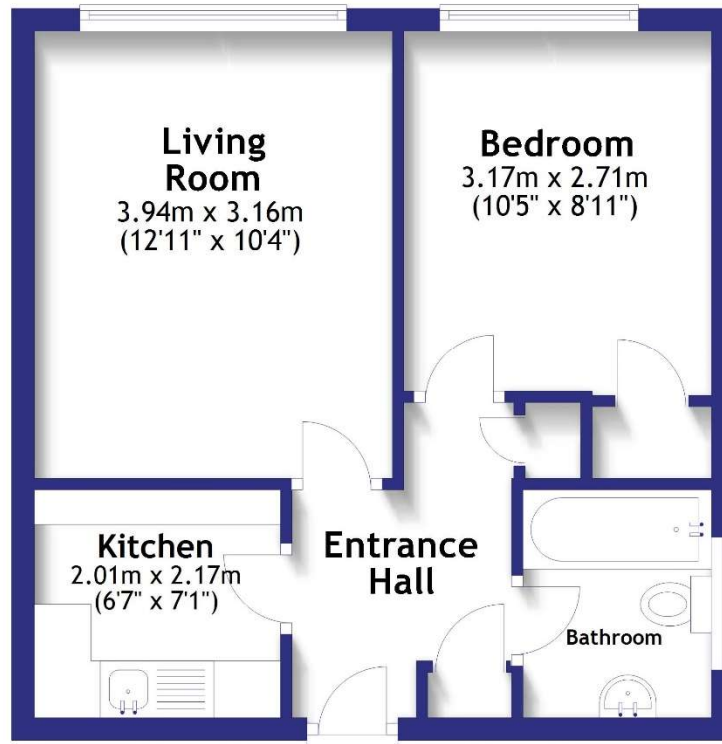
In Your Local Area

Near to the shops and amenities of both Tarring Road and South Street, this chain free property is situated in a popular residential area merely a 0.2mile walk to West Worthing mainline train station. Victoria Park is nearby and the beach and promenade are within easy reach. The centre of Worthing is approximately only a mile away where there's a fantastic range of high street and independent cafes, shops, bars and restaurants.



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 36.2 sq. metres (389.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band A

Lease: Approximately 951 years remaining

Current Ground Rent: Peppercorn

Current Service Charge: £1,021.90 Annually

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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