

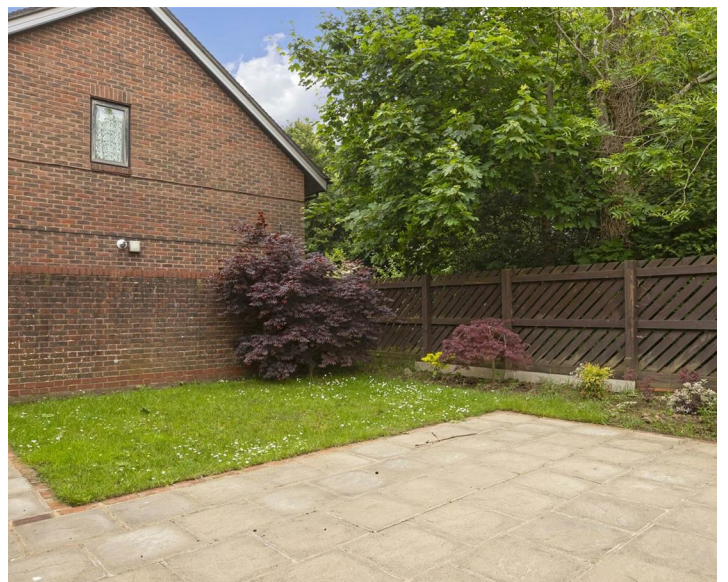


Lewis Court, Worthing, BN13 3RJ

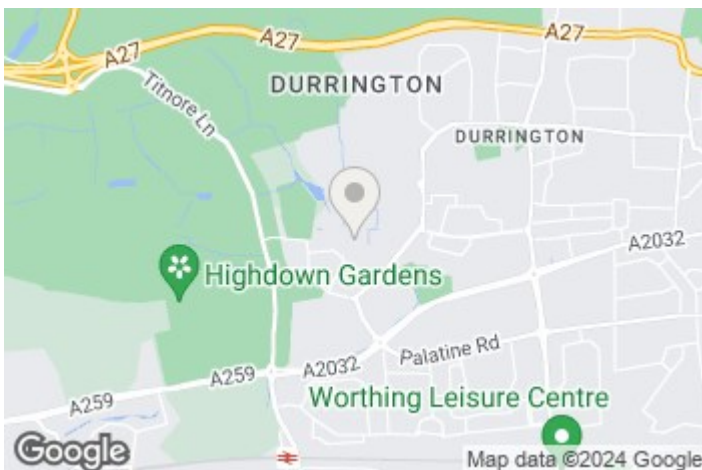
Asking Price £225,000

A bright and spacious one bedroom ground floor flat with its own impressive private garden. The property has been well presented throughout with a modern kitchen and bathroom alongside a good size reception room with space for both lounge furniture and a dining table. Externally, the garden is private and laid with both lawn and patio areas.

- One bedroom ground floor flat
- Modern kitchen and bathroom
- Well presented accommodation throughout
- Large cupboard providing excellent storage space
- Service and Maintenance Charge: £TBC per annum
- Good size private garden to the rear
- Spacious reception room with space for dining table
- Convenient location for local shops and amenities
- Leasehold with 99 years remaining
- Ground Rent; £TBC per annum



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



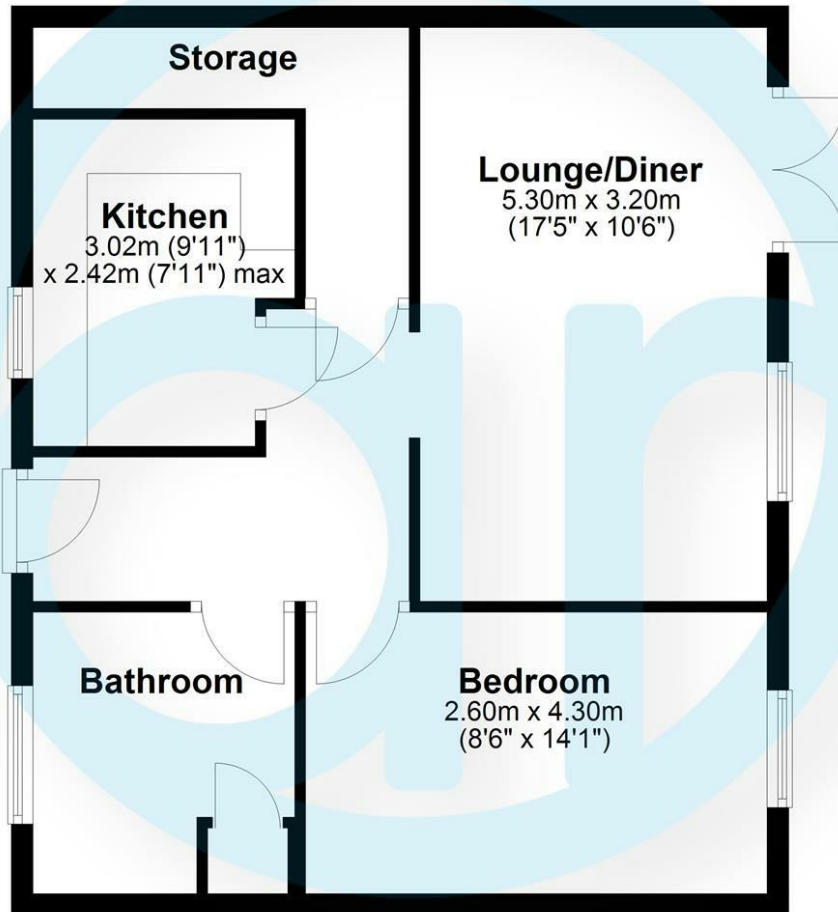
EPC Rating:

C

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	

Floor Plan

Approx. 54.3 sq. metres (584.6 sq. feet)



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