



GF, 50 South Farm Road, Worthing, BN14 7AE

Asking Price £215,000

Presented in very good decorative order is this ground floor two bedroom GARDEN apartment which is located close to Worthing mainline railway station. The bright and spacious accommodation comprises a recently decorated living room, fitted kitchen, two double bedrooms, inner hallway, good sized storage cupboard and a bathroom with a separate wc. Benefits include a private front & rear garden, gas central heating, double glazed windows and a private entrance. Council tax band A. No ongoing chain.



Ground floor

Own street entrance.

Entrance hall

Radiator and picture rail.

Bedroom 1

12'1 into bay x 9'4 (3.68m into bay x 2.84m)

Radiator, double glazed window to bay at the front and a picture rail.

Bedroom 2

11'5 x 7'4 (3.48m x 2.24m)

Radiator, double glazed window to the front.

Living room

12'8 into recess x 10'9 (3.86m into recess x 3.28m)

Double glazed window, picture rail, access leading to kitchen with door to:

Inner hallway

Good sized storage cupboard, plus further built in storage space and a picture rail.

Bathroom

White suite comprising panelled bath with shower over, pedestal wash basin, built in storage cupboard, radiator and a double glazed window.

Separate wc

Low level wc and a double glazed window.

Kitchen

7'9 x 7'9 (2.36m x 2.36m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit with plumbing for washing machine, space for a tall fridge/freezer and space for a gas cooker. Gas boiler to alcove, double glazed window to rear, double glazed door to the rear garden.

Rear garden

Mainly laid to patio with an easterly aspect, mature trees and shrubs with an outside tap. Timber shed.

Front garden

Being mainly laid to lawn.

Agents note

Lease 145 Year remaining

Maintenance split with the upstairs apartment

Ground rent £150 per annum

Disclaimer

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