



Flat 1, 2 Oxford Road, Worthing, BN11 1XG

Asking Price £145,000

Morrisseys are delighted to offer for sale this beautifully presented one bedroom flat within walking distance to the town centre and Worthing mainline railway station. The accommodation comprises spacious living room, fitted modern kitchen, double bedroom with a modern ensuite shower room. Currently achieving £10,740 per annum on an AST. Viewing highly recommended would make an ideal first time buyer flat or investment. Council tax band A.

Ground floor

Main front door leading to a communal hallway with private front door to:

VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

Entrance hall

Wall mounted entry phone and ornate ceiling coving.

Lounge

13'2 into recess x 10'5 into bay window (4.01m into recess x 3.18m into bay window)

Electric wall heater, recess shelving, sash windows to bay, ornate ceiling coving and ornate ceiling rose.

Kitchen

8'2 x 4'8 (2.49m x 1.42m)

A range of wall and base units with work surfaces incorporating a single drainer sink unit with cupboard under, plumbing for washing machine and space for a low level fridge/freezer. Built in four burner electric hob with an oven under and an extractor fan over, sash window, tiled splash back and ornate ceiling coving.

Bedroom

14'6 into bay x 8'4 (4.42m into bay x 2.54m)

Recess wardrobe, wall mounted electric heater, sash windows to bay, picture rail, ceiling coving and ceiling rose. Sliding door to:

Shower room

Fitted shower cubicle with electric shower over, low level wc, wash basin with cupboard under, sash window and ceiling coving.

Agents note

Lease 99 years from 2013. 88 Years remaining.

Annual ground rent - Fixed at £250.

Annual service charge is approximately £1900.

The managing agent for the building is Sussex Estate Management LTD.

We recommend you have this verified by your legal representative at your earliest convenience.

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL

