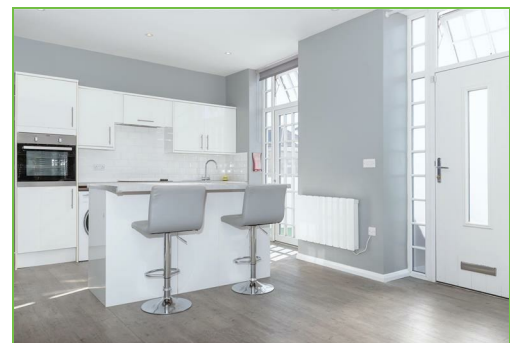
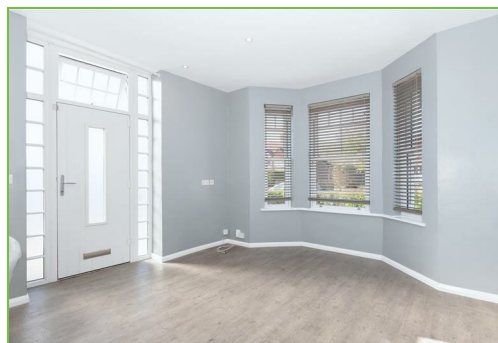




GFF, 39 Littlehampton Road, Worthing, West Sussex, BN13 1QJ **Asking Price £237,750**

A ground floor two bedroom apartment located within this Tarring location close to local shops, schools, parks, bus routes and mainline railway station. The bright and spacious accommodation comprises open plan living room/kitchen, two double bedrooms and a modern shower room. This apartment boasts its own private patio garden, plus further front patio/unofficial parking space. Having its own private street entrance, no onward chain and a brand new lease.



Ground floor

Double glazed front door to:

Living room/kitchen

21'7" into bay x 14' into alcove (6.58m into bay x 4.27m into alcove)

Living room: Television point, double glazed sash windows to bay, two wall mounted electric heaters, laminate wood flooring and inset ceiling spot lighting.

Kitchen: A range of wall and base units with work surfaces incorporating a stainless steel sink unit with cupboard under. Built in electric four burner hob with extractor fan over, washing machine and dishwasher. Integrated oven and splash back tiling. Fitted island with work surfaces, space for low level fridge & low level freezer, breakfast bar and cupboard space under. Double glazed door leading to the patio. Ceiling spot lighting.

Inner hallway

Wall mounted electric heater and inset ceiling spot lighting.

Bedroom 1

10'7" x 10'7" (3.23m x 3.23m)

Wall mounted electric heater, double glazed sash window with a westerly aspect and inset ceiling spot lighting.

Bedroom 2

9'8" x 8'2" (2.95m x 2.49m)

Wall mounted electric heater, double glazed window, inset ceiling spot lighting and a double glazed door (fire exit).

Shower room

Fitted shower cubicle with wall mounted electric shower, tiled surround, low level wc, vanity sink unit with cupboard under, heated towel rail, medicine cabinet, double glazed window and ceiling spot lighting.

Agents note

Lease: Brand new lease

Service charge: outgoing expenditure 50/50 with upstairs flat

Ground Rent: £48.00 per annum

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

Side Patio garden

Artificial grass and being of a westerly aspect.

Front patio area

Paved area to the front of the property/unofficial off street parking space.

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

