

saleslettingsmanagement

t: 01903 211600











TFF, 3 Harrow Road, Worthing, West Sussex, BNII 4RB

Asking Price £245,000

A spacious & well presented two bedroom first floor apartment located within this sought after address close to West Worthing railway station. Local shops and super market are within close proximity and you are within walking distance to Worthing town centre and the beach. The bright and spacious accommodation comprises bay fronted living room, fitted kitchen/breakfast room, two double bedrooms and a modern bathroom. Having a share in the freehold and the remainder of a long lease, front garden with off street parking space and no ongoing chain. Currently achieving £1200 per calendar month.

TFF, 3 Harrow Road, Worthing, West Sussex, BN11 4RB

Ground floor

Door to communal hallway with front door to:

Entrance hall

Stairs to first floor hallway with a fitted cupboard, ceiling coving and access to the loft space.

Living room

$16'9 \times 13'8 (5.11m \times 4.17m)$

Feature fire surround with open fireplace with hearth, radiator, double glazed windows to bay with a further double glazed window to the front and ceiling coving.

Kitchen

$10'7 \times 9'8 (3.23m \times 2.95m)$

A range of wall and base units with work surfaces incorporating a stainless steel sink unit, gas cooker point, plumbing for washing machine and a space for a tall fridge/freezer. Fitted cupboard housing the fuse box, double glazed window with a south aspect, splash back tiling, ceiling coving and ceiling spot lighting.

Bedroom I

$12'9 \times 7'9 (3.89m \times 2.36m)$

A fitted wardrobe, radiator, double glazed window with a westerly aspect and ceiling coving.

Bathroom

Tiled flooring with a white suite comprising panelled bath with mains shower over with a glass screen with mosaic tiled surround, low level wc, wash basin with splash back mosaic tiling, double glazed window, ceiling coving and ceiling spot lighting.

Bedroom 2

$10'5 \times 8'8 (3.18m \times 2.64m)$

A fitted cupboard, radiator, double glazed window with a westerly aspect and a further double glazed window to the side and ceiling coving.

Front garden

Off street parking for one vehicle.

Agents note

Share in the freehold

Lease: TBC

External maintenance is shared with the downstairs

apartment.

No ground rent

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETETIVE 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.

First Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

Produced and copyright of Morrisseys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale. Outbuildings not included in square footage.

Plan produced using PlanUp.



185B Tarring Road