

**Top Flat Ashdown Road, Worthing BN11 1DE** 

#### welcome to

# **Top Flat Ashdown Road, Worthing**

A beautifully presented two-bedroom first floor flat located in a central location in Worthing. This ideal home has been refurbished throughout and offers a refitted kitchen and a shower room which is being offered on a long lease and no onward chain.

Kitchen/Living Room
15' 1" x 12' 2" ( 4.60m x 3.71m )
Bedroom One
12' 1" x 9' 3" ( 3.68m x 2.82m )
Bedroom Two
11' 1" x 9' 10" ( 3.38m x 3.00m )
Shower Room
8' 11" x 4' 5" ( 2.72m x 1.35m )









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### **Top Flat Ashdown Road, Worthing**

- First Floor Flat
- Two Bedrooms
- Refurbished Throughout
- Long Lease
- Centrally Located

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

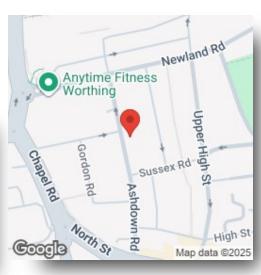
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CWO111116 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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