



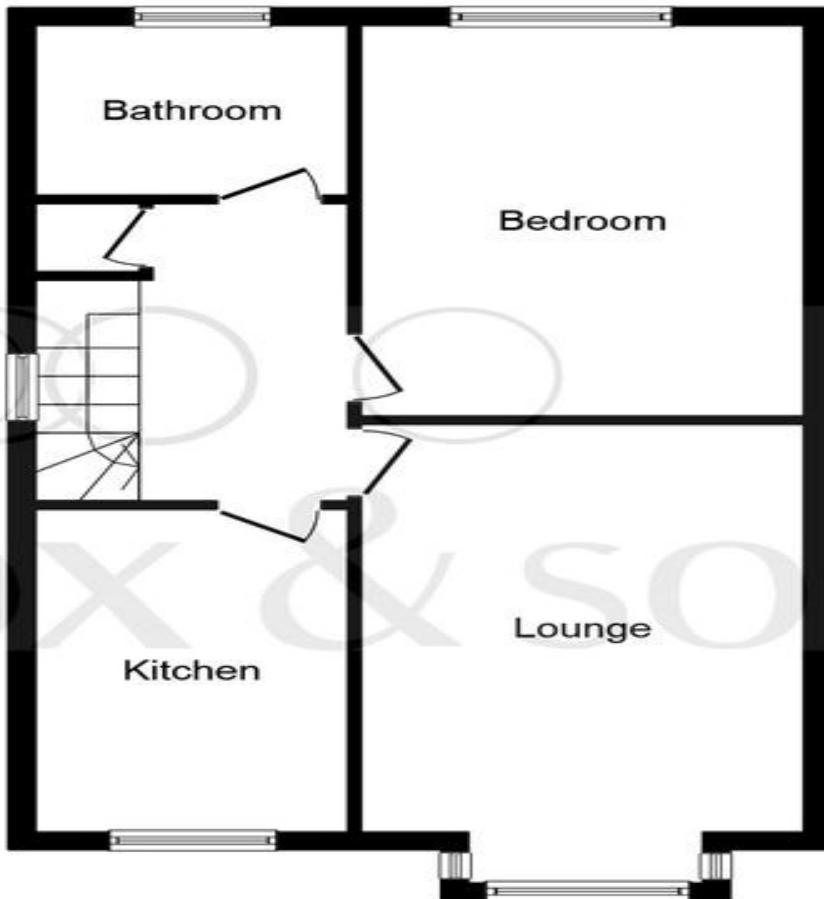
**Thalassa Road, Worthing BN11 2HJ**

**welcome to**

## **Thalassa Road, Worthing**

A delightful one double bedroom first floor flat situated in a prominent cul-de-sac location in Thalassa Road. Benefiting from a private entrance, south facing living room, private rear garden and situated just a stone's throw from the beach and approx. 1.1 miles to East Worthing train station.





**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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**Location**

**Lounge**

14' 6" x 11' 1" ( 4.42m x 3.38m )

**Kitchen**

10' 2" x 6' 9" ( 3.10m x 2.06m )

**Bedroom One**

13' x 10' 9" ( 3.96m x 3.28m )

welcome to

## Thalassa Road, Worthing

- One Double Bedroom
- First Floor Flat
- Private Entrance
- Private Rear Garden
- South Facing Living Room

Tenure: Leasehold EPC Rating: D

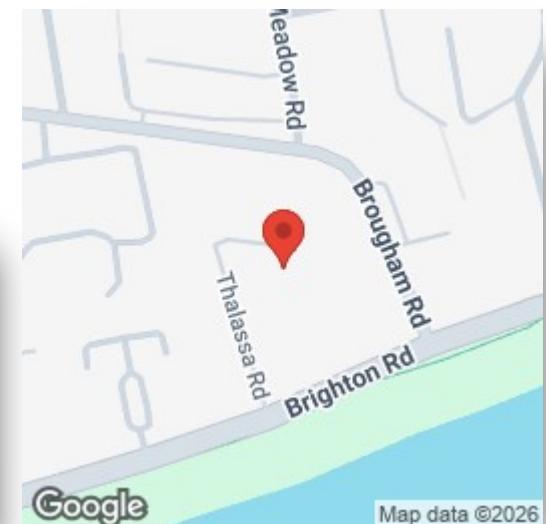
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1982.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£240,000**



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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.



Property Ref:

CWO111404 - 0005



**01903 209055**



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