



Crockhurst Hill | Worthing | BN13 3EE  
Guide Price **£225,000**



A one double bedroom ground floor flat with private South facing rear garden, long lease and off road parking. Being sold with no ongoing chain.



Property details: Crockhurst Hill | Worthing

# Key Features

- Ground Floor Flat
- Private Rear Garden
- One Double Bedroom
- Dressing Room
- Modern Kitchen/Breakfast Room
- Spacious Bathroom
- Some Cosmetic Updating Required
- Long Lease 116 Years Remaining
- Off Road Parking
- Chain Free



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

From the communal hall a private door takes you into the property and straight to a spacious South aspect living room with feature fireplace. Onto the kitchen, being well equipped and offering a good range of storage cupboards, and space for appliances, completed with fitted wood worksurfaces and fitted breakfast bar. The bedroom is a good size double, with the benefit of a large walk in dressing room area. From the bedroom is access to spacious bathroom with paneled bath and shower over, wash hand basin set into vanity storage and w.c.

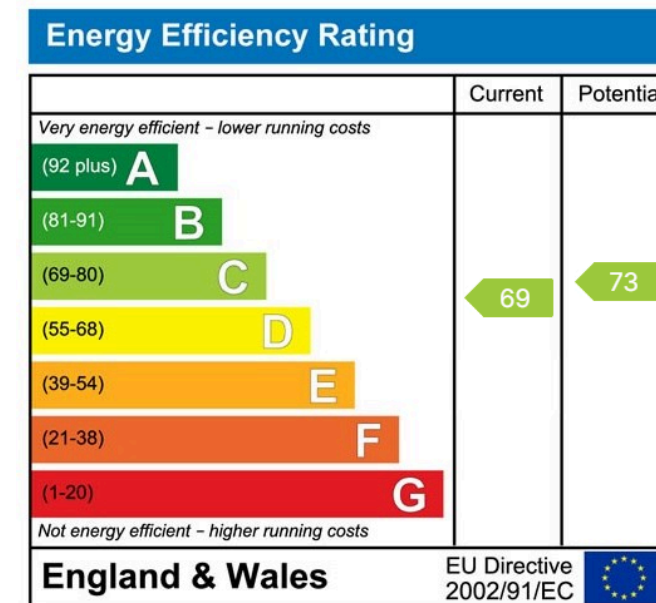
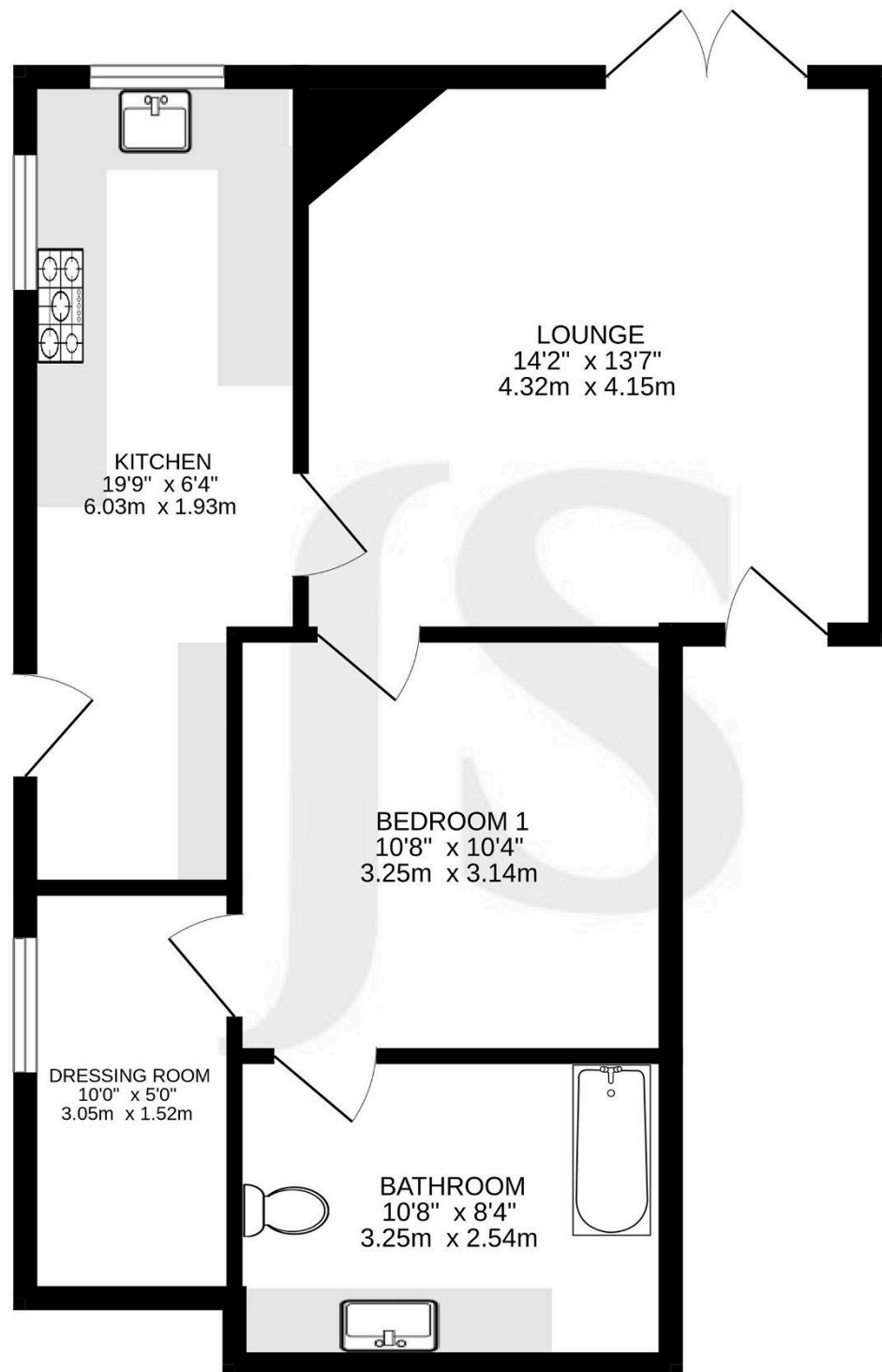
## EXTERNAL

Direct access from the living room is a sun trap South Facing rear garden, laid to pea shingle and patio, enclosed by fencing with timber garden shed to the rear. To the front of the property is an allocated off road parking space and bin store.

## SITUATED

Lovely countryside walks nearby, the local amenities can be found at the Half Moon Parade which is approximately half a mile away and in Findon Valley shopping parade which is three quarters of a mile away. The property provides easy access to the A27 & A24 which offers routes over to Brighton, London and Surrey. Bus services run nearby. There are a selection of schools and colleges within the local area for all ages. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9 miles away.





## Property Details:

Floor area as quoted by EPC: 570 SqFt

Tenure: Freehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.