



Carlton House | Worthing | BN13 1RD  
Guide Price **£145,000**



We would like to offer this one bedroom purpose built flat on the ground floor. This leasehold property has a fitted kitchen, lounge, bedroom with wardrobe area, bathroom and parking at the rear, being sold chain free.



# Key Features

- Ground Floor Flat
- One Bedroom
- Lounge/Diner
- Kitchen
- Fitted Bathroom Suite
- Bathroom
- Residents & Visitor Parking
- Chain Free
- Close to Local Shops
- Leasehold



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

This one-bedroom ground floor flat offers a practical layout and plenty of potential. The lounge offers a large window that fill the space with natural light, creating a warm and inviting atmosphere. The double bedroom features a handy fitted wardrobe, providing convenient storage. The fitted kitchen comes with ample storage and space for appliances, making it functional for everyday use. The bathroom is also fitted, ensuring you have all the essentials in place. While the flat may need some cosmetic updating, it presents a fantastic opportunity for a first-time buyer or an investment property. With a little personal touch, this space can become a cosy home.

LEASE 92 Years  
MAINTENANCE £1,168 P.A  
GROUND RENT £275 P.A

## EXTERNAL

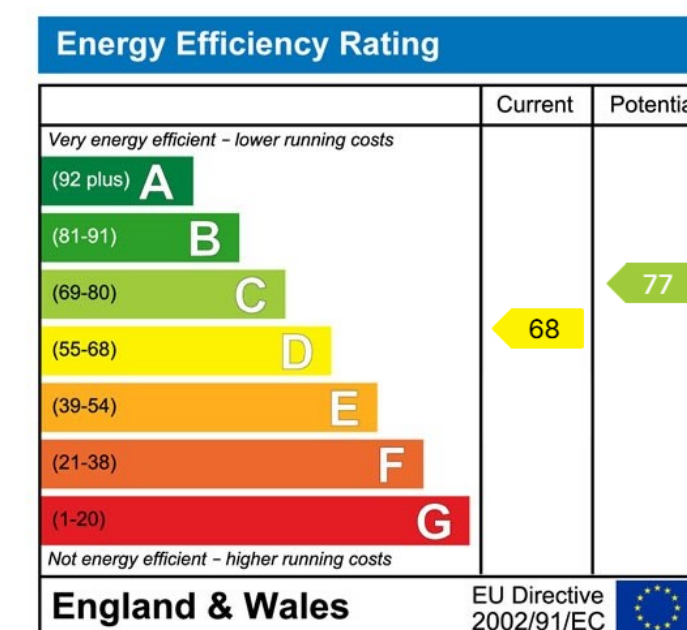
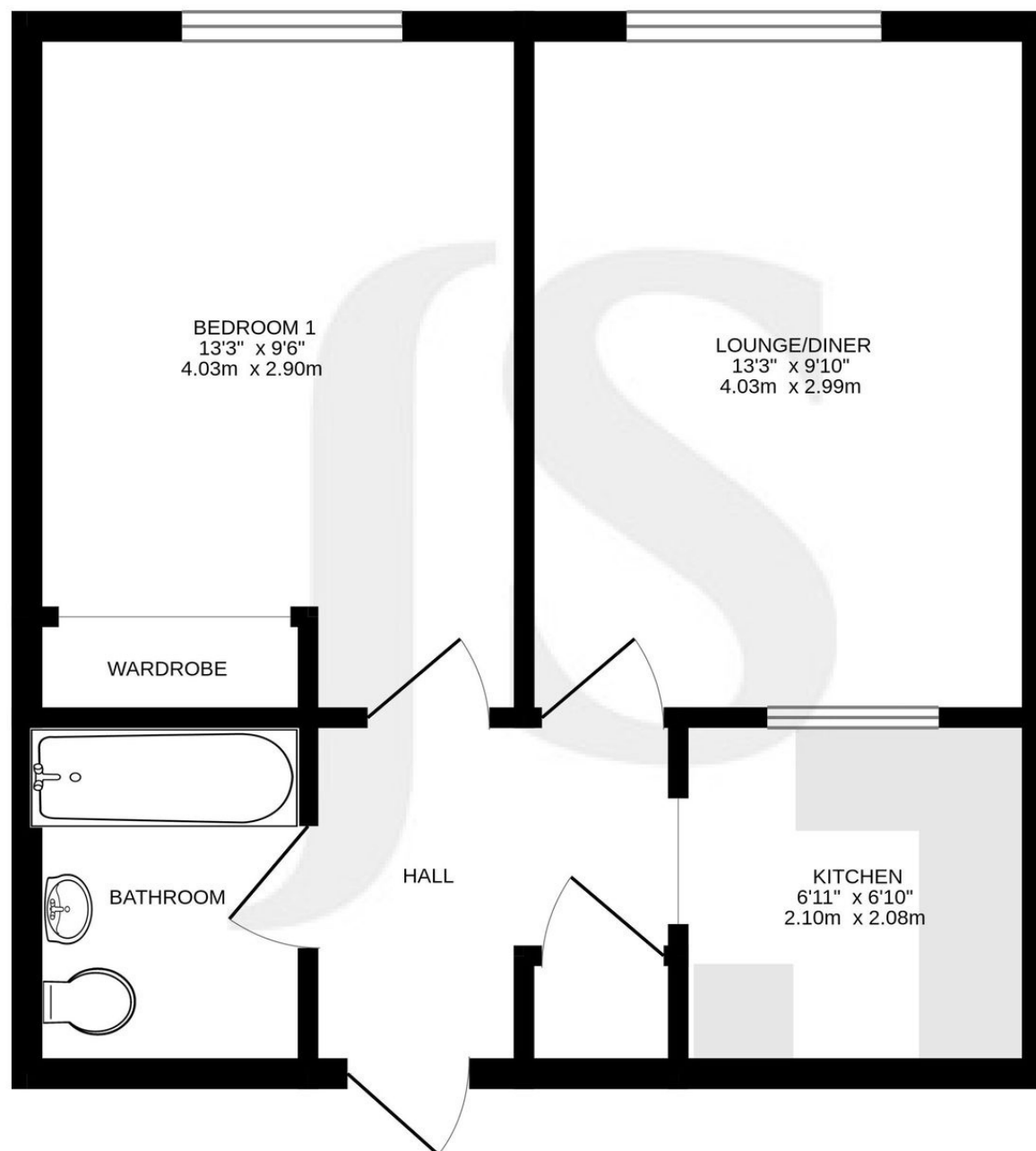
To the rear of the building off road parking is available for both residents and visitors.

## SITUATED

In a popular residential area, Sainsbury's and further local amenities can be found close by within a quarter of a mile along Littlehampton Road. Tesco Superstore can be found within one and a half miles. The property provides easy access to the A27 & A24. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over two miles away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby.



To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area as quoted by EPC: 398 SqFt

Tenure: Leasehold

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.