

FLAT 5 117 BRIGHTON ROAD, WORTHING, BN11 2ES
£179,950



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— —

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Flat 5 117 Brighton Road, BN11 2ES

CHAIN FREE with Sea Views. An great opportunity to buy a fantastic bright one bedroom first floor flat located in a vibrant residential area on the coast road into Worthing and just 10 minutes walk to the Pier, town centre, parks and shops. Featuring a double bedroom, kitchen, bathroom and good sized living room. Viewing highly recommended.



COMMUNAL ENTRANCE

Communal entrance with intercom buzzer.



ENTRANCE HALL

Entry phone.

LIVING ROOM

16'0" x 13'7" (4.88 x 4.16)

A lovely south aspect living room with views toward the sea. Electric heater. Double glazed windows.



SEA VIEW

Views toward the sea from the living room.



KITCHEN

4'5" x 5'1" (1.37 x 1.57)

A well fitted kitchen with sink unit and cupboards drawers, work top and breakfast bar.



BATHROOM

5'4" x 6'6" (1.63 x 2)

Featuring a paneled bath and shower. Pedestal wash hand basin. WC.

BEDROOM

10'1" x 10'4" (3.08 x 3.17)

A double bedroom. Cupboard housing the hot water tank. Electric heater. Double glazed window.



THE BEACH

The beach is just 2 - 3 minutes walk from the flat. The Pier about a 10 minute walk.



INFORMATION

We are advised by the seller that the service charge is currently £1760.00 payable at £880.00 half yearly.

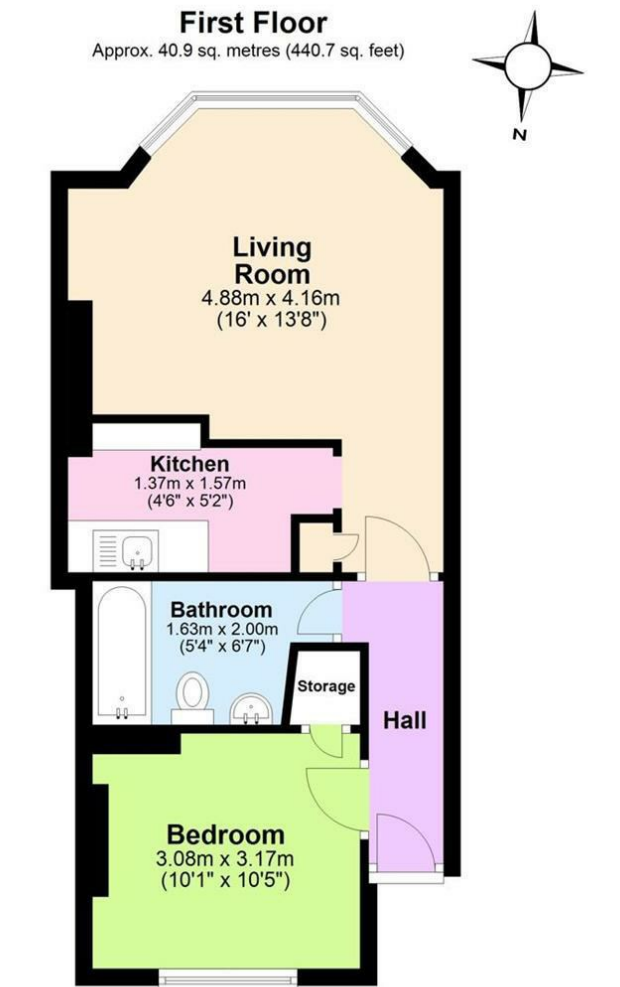
Furthermore we are advised by the seller that the lease is 156 years from 1st June 1976.

We advise any buyer to ask their legal representative to check and verify these items.

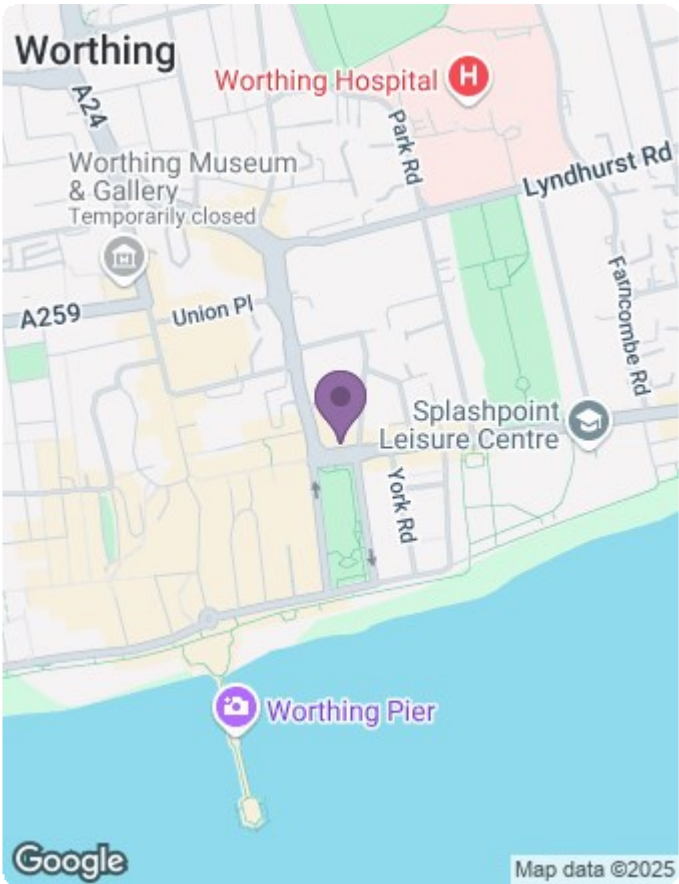
COUNCIL TAX A







Total area: approx. 40.9 sq. metres (440.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.