



Lennox Road, Worthing



Offers In Excess Of
£260,000
Leasehold

- First Floor Flat
- Two Bedrooms
- South Facing Balcony
- Modern Kitchen
- Spacious Lounge/ Diner
- EPC Rating - B
- Town Centre Location
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented two-bedroom first-floor apartment situated in this central Worthing location close to town centre shops, restaurants, supermarkets, the beach, bus routes, and the mainline station. Accommodation offers a modern kitchen, a spacious lounge/dining area, two bedrooms, and a beautiful family bathroom. Other benefits include a south facing balcony.

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Accommodation

Communal Entrance

Stairs and lift to first floor. Private front door with spy hole into:

Entrance Hallway

Oak effect flooring. Wall mounted video entry phone. Built in double storage cupboard with shelving and hanging space. Further storage area. Door into:

Kitchen Area

Silver stainless steel sink unit inset to a composite work surface with chrome mixer tap. Matching range of high gloss wall and base units with built in Bosch oven. Four ring Bosch hob with extractor hood over. Integrated Bosch dishwasher. Hot point washing machine and fridge/freezer. Oak effect flooring. Opening into:

Lounge/ Dining Area 24'9" x 14'2" (7.56 x 4.32)

Double glazed windows and doors over looking and opening out onto a South facing balcony. Oak effect flooring. Radiator. Wall mounted TV point. Space for formal table and chairs. Skimmed ceiling with spotlights.

Balcony

Frosted glass enclosure. Decking. South facing. Space for table and chairs.

Bedroom One 14'0" x 10'2" (4.29 x 3.10)

Feature floor to ceiling double glazed window to rear aspect. Radiator. TV point. Fitted mirror fronted wardrobe with hanging space and shelving. Skimmed ceiling.

Bedroom Two 14'0" x 6'4" (4.29 x 1.94)

Feature floor to ceiling double glazed window to rear. TV point. Radiator. Space for wardrobes. Skimmed ceiling.

Family Bathroom

Panel enclosed bath with shower over and glass screen. Chrome central mixer tap. Concealed low level flush WC. Wash hand basin with matching chrome mixer tap inset into a vanity unit. Wall mounted chrome heated towel rail. Part tiled walls with mirrored inset and shaving point. Tiled floor. Skimmed ceiling with spotlights. Extractor fan.

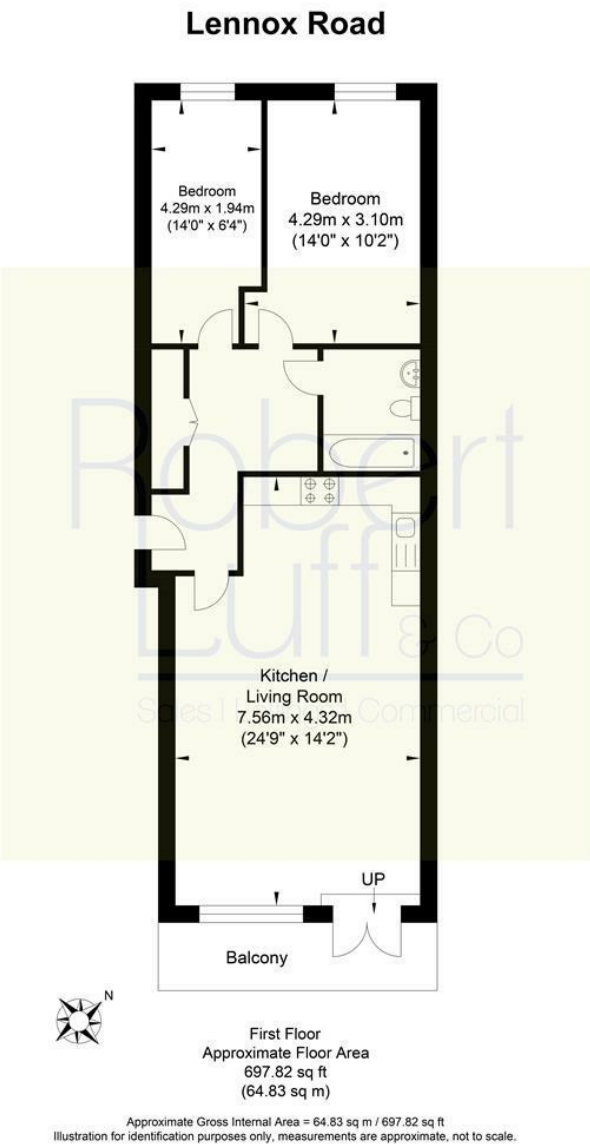
Tenure


Leasehold - 121 years remaining on lease.

Annual service charge - £1,550 per year

Annual ground rent - £175 per year





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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.