



Asking Price
£245,000
Leasehold

Stone Lane, Worthing

- Purpose Built Ground Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Large Kitchen
- Refitted Bathroom
- Private Entrance
- Usable Garden Space
- Off-Road Parking

We are delighted to offer to the market a beautifully presented purpose-built ground-floor apartment ideally situated in this favoured Salvington location with local shops, schools, parks, bus routes, and easy access to both the A24 and A27 nearby. Accommodation offers a private entrance, lounge/diner with a feature full length window, a large modern kitchen, two double bedrooms, a modern bathroom, and a separate WC. Other benefits include a long lease and an off-road parking area with communal garden space. EPC Rating - D

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Accommodation

Private part glazed composite front door to:

Entrance Hallway

'L' shaped with oak effect flooring. Wall mounted radiator. Built-in cupboard with hanging space and shelving.

Lounge/Diner 13'1", 324'9" x 13'7" (4.99 x 4.15)

Feature full length double glazed window to front aspect. Oak effect flooring throughout. TV and telephone point. Space for formal dining room table and chairs. Wall mounted radiator. Coved and textured ceiling.

Kitchen 11'9" x 8'11" (3.59 x 2.74)

Double glazed window to rear over looking the garden. One and a half bowl stainless steel sink unit inset into a roll top work surface with mixer tap and drainer. Matching range of wall and base units. Built in oven and four ring hob with extractor hood above. Space and plumbing for fridge/freezer. Washing machine and tumble dryer. Wall mounted 'Aristan' boiler. Part tiled walls. Double glazed door leading out to garden.

Bedroom One 12'6" x 10'11" (3.83 x 3.34)

Double glazed window to rear. Radiator. Wall mounted TV point. Space for wardrobes. Skimmed ceiling with coving.

Bedroom Two 12'6" x 11'2" (3.82 x 3.42)

Double glazed window to front. Radiator. Wall mounted TV point. Space for wardrobes. Skimmed ceiling with coving.

Bathroom

Double glazed frosted window to rear aspect. Panel enclosed bath with chrome mixer tap, shower over, and screen. Wash hand basin inset to vanity unit below with chrome mixer tap. Wall mounted chrome heated towel rail. Fully tiled walls.

Separate WC

Double glazed frosted window to rear aspect. Low level flush WC with wash hand basin inset and chrome mixer tap. Tiled floor.

Rear Storage Cupboard

Outside storage cupboard. Access via rear door before entering the communal garden.

Communal Garden

Laid to patio for ease of maintenance and fully enclosed. Clothes dryer and access to the parking space.

Allocated Off-Road Parking

Tenure

Leasehold with over 100 years remaining on the lease.
As and when service charge split between the other flats
Annual Ground Rent - £25
Council Tax Band - B



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Floor Plan

Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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.

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