



Offers In Excess Of
£240,000
Leasehold

College Gardens, Worthing

- Purpose Built Flat
- Spacious Lounge/Diner
- CHAIN FREE
- Access To Southerly Aspect Communal Garden
- Two Double Bedrooms
- Garage
- EPC Rating - TBC
- Council Tax Band - B

We are delighted to offer to the market this well-presented two-bedroom split-level apartment situated in the heart of West Worthing close to local shops, schools, restaurants, parks, bus routes and the mainline station. Accommodation offers an entrance hallway, a good-sized kitchen, a spacious lounge/diner, two double bedrooms, a bathroom, and a downstairs WC. Other benefits include a garage, a southerly aspect communal garden, a long lease, and being CHAIN FREE.

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Accommodation

Communal front door leading to front door. Front door to:

Entrance Hallway

Telephone intercom. Cupboard with shelves, hot water tank and electric consumer units. Electric heater. Telephone point. Door to:

Separate WC

Low level flush WC. Basin set in a vanity unit with mixer tap. tiled walls. Frosted double glazed window.

Lounge 20'2" x 11'11" (6.17 x 3.65)

Double glazed patio doors with view and access to communal gardens. Electric wall mounted heater. TV point. Coving.

Kitchen 10'8" x 10'7" (3.27 x 3.23)

Range of cream coloured base and wall units. Marble effect working surfaces incorporating a double drainer stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for fridge. Double glazed window with southerly aspect. Space for electric cooker with extractor fan over. Tiled walls.

Bedroom One 15'11" into wardrobes x 9'10" (4.87 into wardrobes x 3.01)

Double glazed windows to front. Wall mounted electric heater. Fitted wardrobes with storage lockers over. Stack of drawers.

Bedroom Two 9'11" x 8'9" (3.03 x 2.69)

Double glazed window. Coving. Electric wall mounted heater.

Bathroom

Panel enclosed bath with - Easy access bath with glass side door and panel with fitted shower and mixer tap. Pedestal wash hand basin. Low level flush WC. Tiled walls. Shaver point. Wall mounted electric towel rail.

Communal Garden

Southerly aspect laid to lawn area.

Garage 15'11" x 10'0" max (4.86 x 3.05 max)

Up and over door. Power and light.

Tenure

Leasehold with approximately 941 years remaining on the lease

Maintenance and Ground Rent Charge - Approximately £750 half yearly



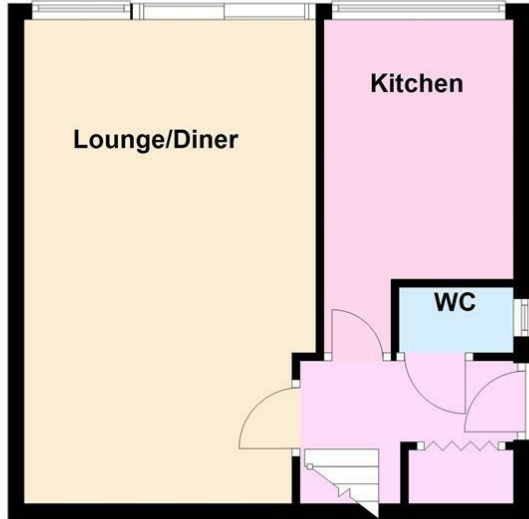
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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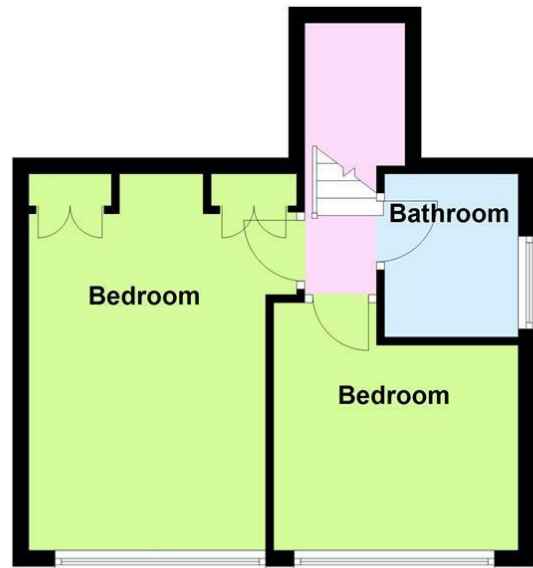
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 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	

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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