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Description

We are pleased to offer to the market this two bedroom first floor flat, situated in West Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers lounge, kitchen, two double bedrooms, shower room and separate WC. The property also benefits from communal gardens and a garage.

Key Features

- Purpose Built First Floor Flat
- Spacious Lounge
- Garage
- Council Tax Band TBC
- Two Bedrooms
- Separate WC
- Communal Gardens
- EPC Rating TBC





Communal Hallway

Stairs and lift to the first floor.

Front door to:

Hallway

With entry phone system, cloak cupboard with shelf and hanging, radiator, airing cupboard with slatted shelves, water tank and pre-lagged copper cylinder.

Lounge

6.35 x 5.16 (20'9" x 16'11")

Kitchen

3.55 x 2.31 (11'7" x 7'6")

With base and wall units, roll top working surfaces, double drainer stainless steel sink, tiled splashbacks, double glazed windows, four ring gas hob, electric oven, extractor fan, radiator, further appliance space and space and plumbing for washing machine.

Bedroom One

4.19 (max into wardrobe) x 4.05 (13'8" (max into wardrobe) x 13'3")

With double glazed window to front, radiator, fitted wardrobe with sliding mirror fronted doors with hanging and shelf.

Bedroom Two

4.18 x 2.55 (max) (13'8" x 8'4" (max))

With double glazed window, radiator, fitted natural wood

fronted wardrobes with hanging and overhead storage.

Separate WC

With low flush WC, basin, part tiled walls.

Shower Room

With walk in shower with glass screen, low flush WC, pedestal wash hand basin with mixer tap, heated towel rail.

Outside

With well maintained communal garden areas.

Garage

In compound with up and over door.

Tenure

Leasehold with 150 years remaining.

Ground Rent - approximately £180 per annum

Service Charge - approximately £1,050 per six months.



Floor Plan West Avenue

Floor Plan
Approx. 87.6 sq. metres (943.1 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 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	82	82

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			
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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.

