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## Description

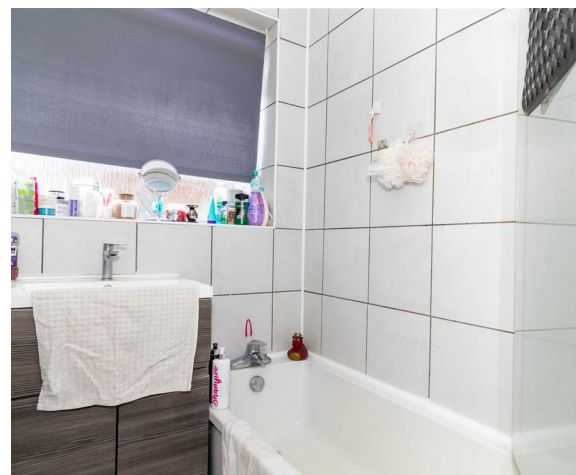
We are delighted to offer to the market this well presented ground floor purpose built flat, ideally situated in this favoured West Worthing location close to local shops, parks, bus routes and the mainline station all nearby.

Accommodation offers a modern kitchen, lounge, two bedrooms, bathroom and a separate WC. The property also benefits from double glazing and a garage.

## Key Features

- Ground Floor Flat
- Modern Kitchen
- Garage
- Two Bedrooms
- Double Glazing
- Council Tax Band B





### Communal Entrance

Ground floor entrance with entry phone.

Front door to:

### Hallway

Entry phone system, electric radiator and three built-in storage solutions, including a cupboard housing the electric meters with additional storage space, a second cupboard containing the water tank and offering further storage, and a third generously sized storage cupboard.

### Kitchen (L-Shape)

**2.92 x 2.57 (9'6" x 8'5")**

Double glazed window, range of white gloss base cupboards with wood laminate work top incorporating a stainless steel sink with drainer, grey splashback, space for washing machine, electric oven with electric hob, integrated dishwasher and space for fridge/freezer.

### Lounge

**5.06 x 3.65 (16'7" x 11'11")**

Large west facing double glazed window, electric radiator and electric fire.

### Bedroom One

**3.38 x 3.43 (11'1" x 11'3")**

Double glazed west facing window and electric radiator.

### Bedroom Two

**3.00 x 2.69 (9'10" x 8'9")**

East facing double glazed window, built in storage/wardrobe and electric heater.

### Bathroom

Panel enclosed bath with overhead electric Redring shower, white basin with wooden storage cupboard below, electric towel rail and south facing frosted double glazed window.

### Separate WC

South facing double glazed frosted window and low level flush WC.

### Garage

with up and over door.

### Tenure

Leasehold with 144 years remaining.  
Ground Rent: £1,600 per annum.



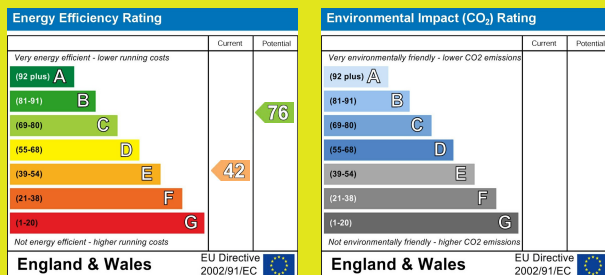
## Floor Plan Downview Road

### Ground Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



Total area: approx. 63.9 sq. metres (687.6 sq. feet)



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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