

Leasehold - Share of Freehold - Offers In Excess Of £190,000



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Description

We are delighted to offer to the market this newly refurbished ground floor apartment, ideally situated in this central Worthing location close to town centre shops, restaurants, the beach, bus routes and mainline station nearby.

Accommodation offers a spacious hallway, south facing lounge, newly fitted kitchen, large double bedroom, and newly fitted bathroom. The property also benefits from a gated and walled courtyard garden with westerly aspect.

Key Features

- Ground Floor Apartment
- Large Double Bedroom
- Dual Aspect Lounge
- Westerly Aspect Courtyard Garden
- Council Tax Band A
- Newly Refurbished
- Newly Fitted Modern Kitchen
- Newly Fitted Modern Bathroom
- Close to the Town Centre & Seafront
- Chain Free





Gates to:

Courtyard Area

With path to part glazed front door to:

Spacious Hallway

6.71m x 1.22m (22'0" x 4'0")

Storage cupboard housing gas and electric meters, wall mounted electric heater and space for slimline desk. Door to:

Lounge

**5.23m (max) x 4.01m (max)
(17'1" (max) x 13'1" (max))**

Southerly aspect with dual aspect windows facing south and west and two wall mounted electric heaters.

Bedroom

**3.48m (max) x 3.58m (max)
(11'5" (max) x 11'8" (max))**

Sash style window with westerly aspect to side and wall mounted electric heater.

Kitchen

2.44m x 0.91m (8'0" x 2'11")

Range of matt fronted dark blue units with Carrara marble effect worktops, stainless steel sink with mixer tap, space for dishwasher, fitted electric oven, four ring electric hob with extractor fan over, sash window to side, electric wall mounted heater and cupboard housing water tank.



Bathroom

Panel enclosed bath with fitted over Triton shower with screen, pedestal wash hand basin, tiled splashback, mirror, heated towel rail, low flush WC with tiled area and three frosted windows.

Outside

Courtyard Garden

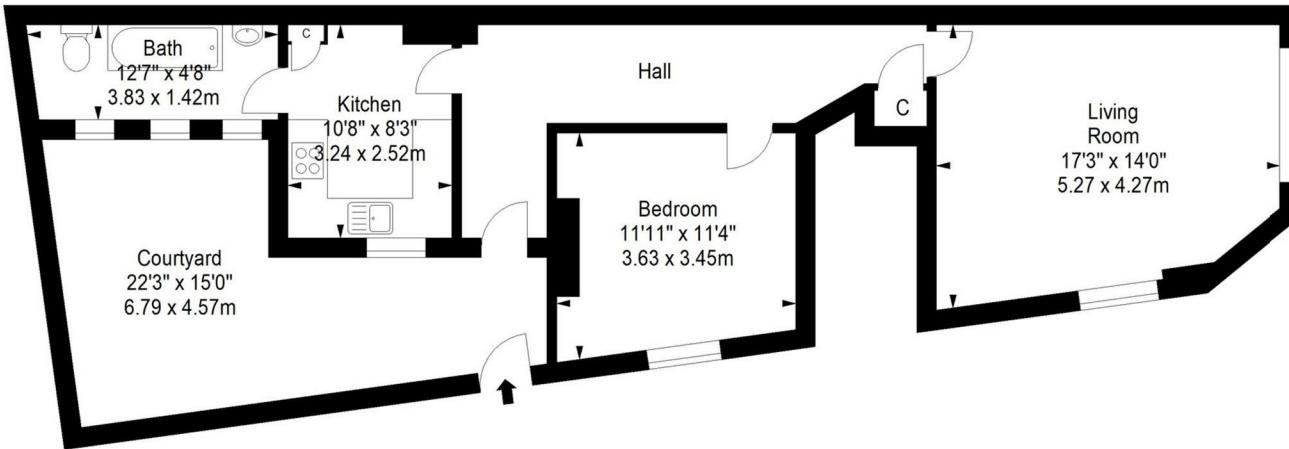
Westerly aspect, wall enclosed with pebbles.

Tenure

Leasehold - Share of Freehold 150 year lease.

Floor Plan Brunswick Road

Ground Floor



Approximate gross internal floor area 60.1 sq m/ 646.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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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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