

£225,000

**Westlake Gardens**

Worthing, BN13 1LF

## PROPERTY SUMMARY

We are delighted to bring to the market this CHAIN FREE purpose built flat nestled in the serene Westlake Gardens area of Worthing, this charming first-floor flat offers a delightful living experience.

The property boasts a dual aspect lounge that presents stunning views of the lake, creating a tranquil atmosphere perfect for relaxation and entertaining. The flat features two generously sized bedrooms, separate kitchen and bathroom.

One of the standout features of this property is the inclusion of a garage within the compound plus non-allocated parking. The flat is offered chain-free, allowing for a smooth and straightforward purchasing process.

Maintenance - £1620 per annum.

Lease - Circa 85 years remaining.

Ground Rent - Circa £240 per annum.

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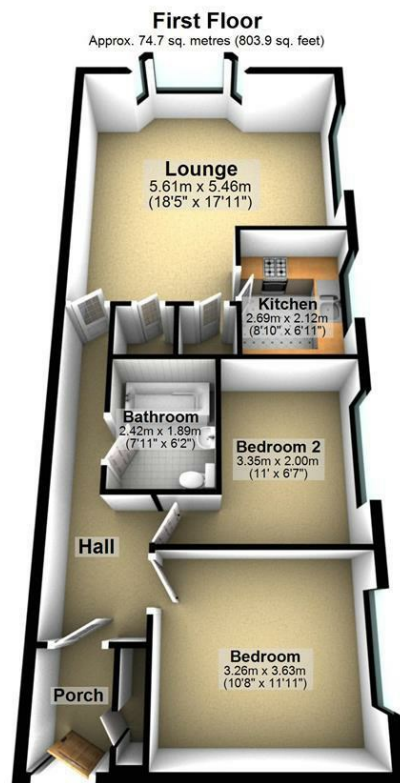
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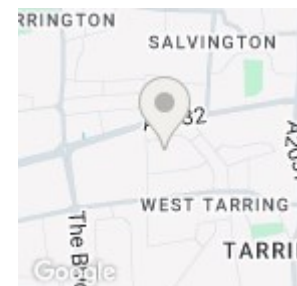
Total area: approx. 74.7 sq. metres (803.9 sq. feet)

**LOCAL AUTHORITY**

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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