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Summary

We are pleased to present this large two double bedroom purpose built flat located in Worthing built in 2023. The property offers generous room sizes with open plan living, an en-suite, large balcony, utility area, allocated parking space and bike shed too. It has the remainder of a 10 year guarantee on the building as well as guarantees on the kitchen and appliances too. The property is extremely efficient to run with further modern benefits like triple glazing and a heating system powered by a heat source pump. It is positioned close to local schools, shops and transport links and has to be viewed to be appreciated. Vendor suited.

Key Features

- Purpose Built Flat
- En-Suite
- Remainder of 10 Year Guarantee
- EPC - B
- Council Tax Band - B
- Two Double Bedrooms
- Allocated Parking
- Vendor Suited
- Leasehold

Description

Kitchen/Lounge/Diner

10'0" x 25'11"

Bedroom One

10'0" x 16'0"

En-suite

4'0" x 10'0"

Bedroom Two

8'11" x 12'11"

Bathroom

6'0" x 6'11"

Balcony

4'11" x 8'11"

Parking

Allocated space located to the front of the building

Lease Info

Remainder of a 999 year lease from 2023

Ground Rent - £0

Service Charge £1,500 PA

Floor Plan



Total area: approx. 68.1 sq. metres (733.4 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 | |
| 85 | 85 |
| 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.