



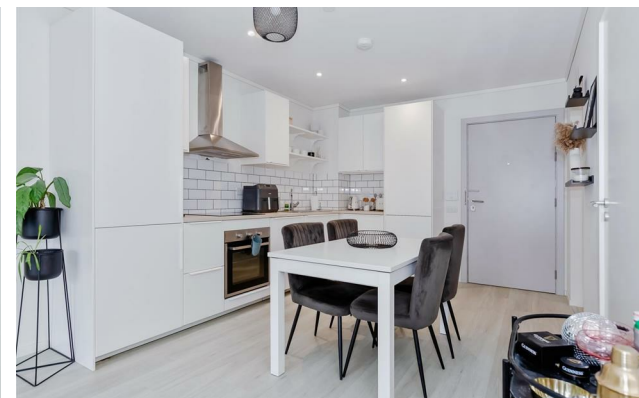
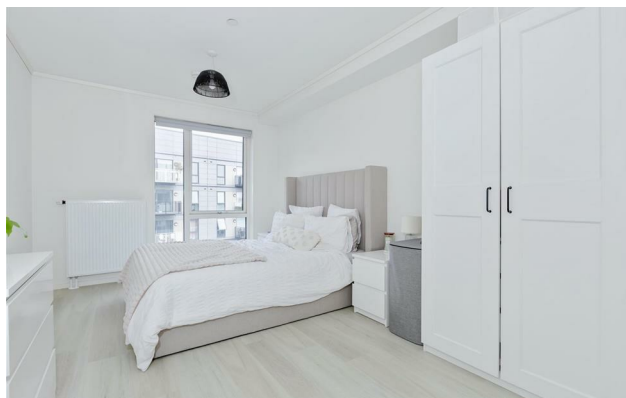
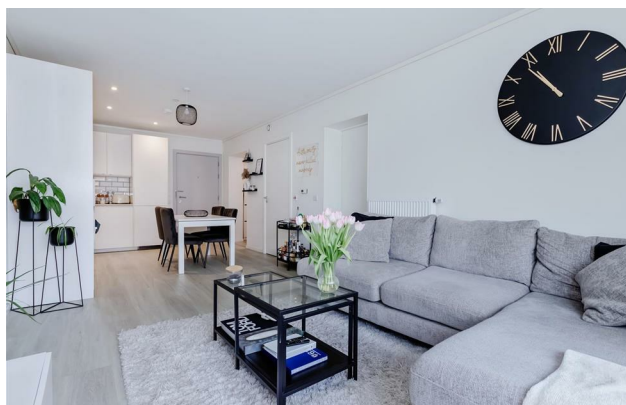
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### Summary

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

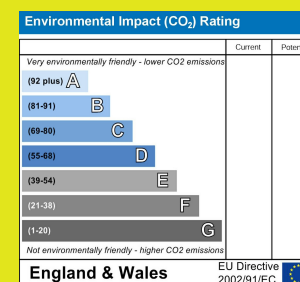
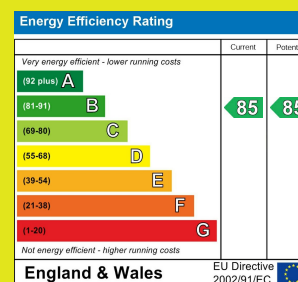
Ground Rent - £0

Service Charge £1,500 PA

## Floor Plan



Total area: approx. 68.1 sq. metres (733.4 sq. feet)



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