



Basement Flat 2 112 Marine Parade, Worthing, BN11 3QG
Guide Price £210,000

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A beautifully presented one bedroom flat with private rear courtyard garden situated on Marine Parade in the heart of Central Worthing and located opposite the seafront. The accommodation comprises: spacious entrance hall, contemporary shower room, generously sized double bedroom, modern kitchen and a living/dining area. Outside, the property benefits from a private courtyard garden. Additional benefits include gas central heating, double glazed windows, a long lease. CHAIN FREE.

- Immaculately Presented
- Seafront Flat
- Private Courtyard Garden
- Modern Kitchen & Shower Room
- Double Bedroom
- Gas Central Heating
- Double Glazed Windows
- Long Lease
- Chain Free





Communal Entrance

Secure entry telephone. Private front door with stairs down to:

Entrance Hall

Column radiator. Herringbone effect 'Karndean' flooring. Shelved storage cupboard. Levelled ceiling. Inset spotlights.

Modern Shower Room/Wc

Step in shower with matte black shower, controls and glass shower screen. Wash hand basin with matte black mixer tap, tiled splashback and storage below. Push button w/c. Column radiator with towel rail. Double glazed obscure glass window. Tiled flooring. Levelled ceiling. Inset spotlights. Extractor fan.

Bedroom

3.76m x 3.23m (12'4 x 10'7)

Two double glazed windows with half height shutters. Column radiator. Herringbone style 'Karndean' flooring. Levelled ceiling. Inset spotlights.

Kitchen

3.28m x 1.75m (10'9 x 5'9)

Engineered wood worktops with inset stainless steel sink with extendable hose mixer tap and drainer. Four ring induction hob with tiled splashback and extractor canopy above. Fitted oven/grill below. Space and plumbing for washing machine and fridge freezer. Range of matching cupboards, drawers and base units. Wall mounted 'Baxi' boiler. Double glazed window to side with half height shutter. Tiled flooring. Levelled ceiling. Inset spotlights. Extractor fan.

Living/Dining Room

4.32m x 3.15m (14'2 x 10'4)

Double glazed bi-folding doors overlooking and providing direct access to private courtyard garden. Column radiator. Space for living and dining room furniture. Herringbone style 'Karndean' flooring.

Private Courtyard Garden

Patio area providing space for outdoor furniture

making it ideal for entertaining. Shingled area to side ideal for storage. Outside light. Access gate to rear.

Required Information

Length of lease: 963 years

Annual service charge: £2,350

Service charge review period: Per annum.

Annual ground rent: £0

Ground rent review period: NA

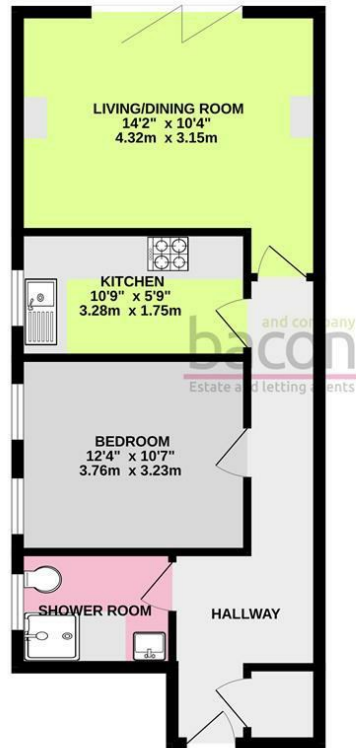
Council tax band: A

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2014

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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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