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C



Description

We are delighted to offer to the market this beautifully presented two bedroom ground floor garden flat ideally situated in this sought after West Worthing location close to local schools, shops, parks, bus routes, and West Worthing station. Accommodation comprises a spacious and modern kitchen/Lounge/Diner, two double bedrooms, with one having an en-suite, and a family bathroom. Other benefits include underfloor heating, a new boiler, double glazing throughout, and having a spacious private rear garden with a raised patio and a lawn area. CHAIN FREE.

Key Features

- Attractive Roffey Homes Development
- Ground Floor Apartment
- Two Double Bedrooms
- Large Split Level Garden
- NO CHAIN
- Spacious Westerly Aspect Kitchen/Lounge/Diner
- Underfloor Heating
- En-Suite and Bathroom
- Garage In Compound
- EPC Rating - C





Communal entrance door to light oak front door leading to:

Entrance Hallway

Telephone intercom phone. Cloak cupboard with hanging space and plumbing for a washing machine and an electric consumer unit. Underfloor heating thermostat. Door to:

Kitchen/Lounge/Diner
8.56 x 3.10 (28'1" x 10'2")

Kitchen area - Range of light fronted high gloss base and wall units. Roll top working surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Four ring gas hob with extractor fan over. Integrated fridge/freezer. Electric oven. Cupboard enclosed Bowman boiler. Stack of draws. Tiled floor. Coving.

Lounge/Diner Area - Dual aspect double glazed windows. Double glazed bay window to front with westerly aspect. Telephone and TV point. Underfloor heating.

Bedroom One
3.84 x 2.92 (12'7" x 9'6")

Double glazed window and door with built in blinds. Fitted wardrobe with hanging and shelving. Door to:

En-suite Shower Room

Shower cubicle with sliding door and fitted shower. Low level

flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Down lights. Wood effect flooring.

Bedroom Two
3.70 x 2.93 (12'1" x 9'7")

Double glazed window and door giving access to rear garden. TV point. Coving. Fitted white wood fronted wardrobe with hanging and shelving.

Bathroom

'P' shaped panel enclosed bath with shower screen, mixer tap, and shower attachment. Pedestal wash hand basin with mixer tap. Low level flush WC. Heated towel rail. Wood effect flooring. Down lights.

Rear Garden

Laid lawn area. Patio and path with steps leading to a raised patio area. Wall and rail enclosed. Outside tap. Outside power point.

Tenure

Leasehold property with approximately 88 years remaining on lease. Annual Maintenance - £2,429.80 Annual Ground Rent - £250 Council Tax Band - C

Agents Note:

Images shown may differ from the current condition due to the property being tenanted.



Floor Plan St. Botolphs Road



Total area: approx. 67.6 sq. metres (728.1 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			
England & Wales		77	77
	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.

