



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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69 Pilgrims Walk

, Worthing, BN13 1RJ

Guide price £180,000

Leasehold Council Tax Band B



We are delighted to offer for sale this chain free ground floor apartment located in a convenient and popular position of Tarring.

The accommodation comprises private entrance into living room, double bedroom with space for wardrobe, bathroom with white suite, high gloss kitchen with a range of base and eye level units, two useful storage cupboards and an airing cupboard with plumbing in place for a washing machine.

Externally to the rear, the property has a private west facing garden which is laid to patio for ease of maintenance with two mature trees and rear access. There is an allocated parking space nearby.

Further benefits include modern electric heating, double glazing throughout and a long lease.

Situated in Pilgrims Walk the property is ideally located close to West Worthing station which is less than 1/3 of a mile away. Shops are nearby and buses serve the area. Worthing Town Centre and its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and half miles away.

Leasehold - 953 (Approx.) years remaining  
Service Charge: As and when basis  
Ground Rent: Peppercorn

[Private Entrance](#)





Living Room  
13'5 x 10'1 (4.09m x 3.07m)

Modern Fitted Kitchen  
9'1 x 4'11 (2.77m x 1.50m)

Double Bedroom  
12'1 x 8'9 (3.68m x 2.67m)

Bathroom With White Suite  
5'11 x 4'5 (1.80m x 1.35m)

Storage Cupboards

Private West Facing Rear Garden

Allocated Parking Space



## Floor Plan



## Viewing

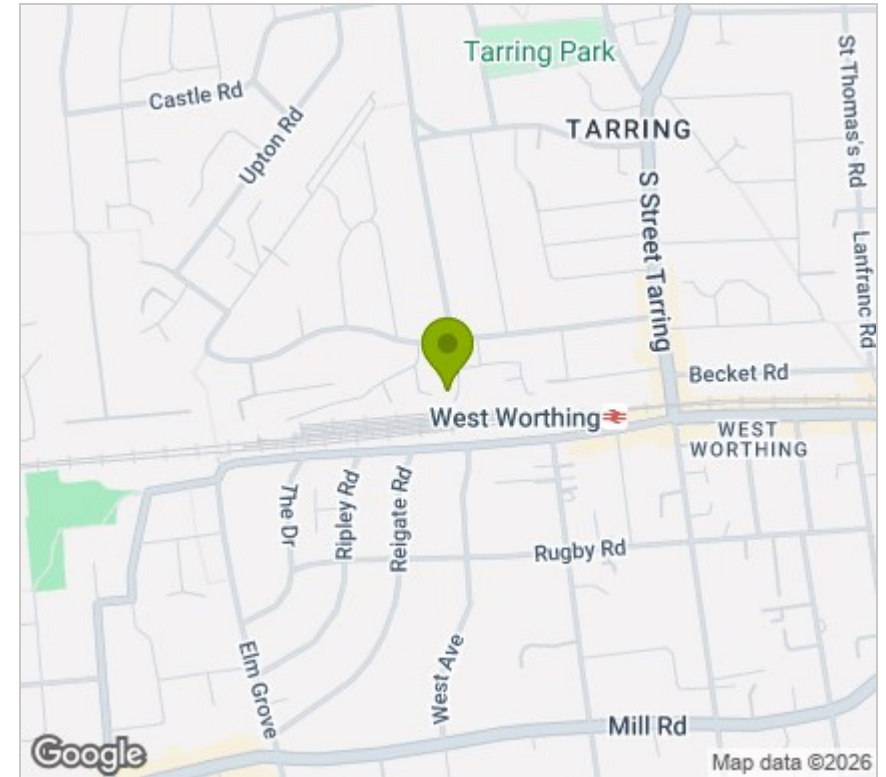
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

