



1 Winchester Road, Worthing, BN11 4DJ
Guide Price £200,000



A first floor two bedroom flat in Worthing Town Centre. Briefly the accommodation comprises: L-shaped entrance hallway with fitted airing cupboard, open plan living room & kitchen, two bedrooms and bathroom/wc. Externally you have use of communal gardens to the front of the property & residents parking is available to the rear of the apartments. Vacant possession upon completion and CHAIN FREE.

The property is in close proximity to local shops, restaurants, bars and parks. Also there is the added convenience of local transport links such as Worthing mainline railway station and popular bus route within walking distance.

- First Floor Apartment
- Two Bedrooms
- No Chain
- Open Plan Kitchen / Living Room
- Fitted Bathroom
- Popular Central Worthing Location
- EPC Rating C
- Residents Parking Available



Communal Entrance

Carpeted with stairs leading to first floor, private front door through to Entrance Hallway.

Entrance Hallway

Carpeted floor, wall mounted heater, wall mounted electric fuseboard, skinned ceiling with coving, security telephone entry system, airing cupboard having slatted shelving.

Lounge / Kitchen / Dining Room

5.21m x 3.58m (17'1 x 11'9)

Lounge Area:

Carpeted floor, wall mounted heater, various power points, double glazed bay window, skinned ceiling with coving, smoke detector.

Kitchen Area:

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level

cupboards, inset stainless steel single drainer sink unit with mixer tap, space for washing machine, space for fridge freezer, fitted oven with hob above & extractor fan over, tiled splashback.

Bedroom One

5.49m x 2.24m (18 x 7'4)

Carpeted floor, double glazed bay window, various power points, wall mounted heater, skinned ceiling with coving.

Bedroom Two

2.34m x 2.24m (7'8 x 7'4)

Carpeted floor, wall mounted heater, double glazed window, skinned ceiling with coving, smoke detector.

Bathroom

2.64m x 1.80m (8'8 x 5'11)

Tiled floor, panel enclosed bath with shower over & fitted shower curtain, low flush WC,

pedestal hand wash basin with mixer tap, low flush WC, tiled walls, extractor fan, wall mounted heater, skinned ceiling with coving.

Externally

Communal Grounds

Front & side garden areas, mainly laid to lawn with various flower & shrub borders, residents parking available to the rear of the apartments.

Lease Information

Lease: 107 Years Remaining

Maintenance: £1,200PA

Ground Rent: £50PA

Council Tax

Band A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 confirm their condition or working order.

