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## Description

We are delighted to offer this top floor one-bedroom flat, situated in the heart of Worthing Town Centre within exceptional close proximity of Worthing's popular seafront. The property will be sold with a new lease and as vacant possession. The flat is a one-bedroom property forming part of a Listed Building converted into five flats.

## Key Features

- Top floor one-bedroom flat in converted Listed Building
- Central Worthing Town Centre location close to seafront
- Modern kitchen and bathroom
- New 999-year lease with vacant possession
- Bright lounge with bay window and easterly views
- Kitchen with fitted units and space for appliances
- Bedroom with distant sea views
- Bathroom with bath, WC and wash basin
- Communal entrance with entry phone system
- Council Tax Band A | EPC Rating C





### **Front Door to Communal Hallways**

Stairs to top floor

### **Door to Hall**

Entry phone system, cupboard housing meters.

### **Lounge**

Bay window with Easterly views, two electric heaters, TV point, down lights, telephone point, fire surround.

### **Kitchen**

**3.73 x 1.83 (12'3" x 6'0")**

A range of base and wall units, work tops, wine rack, stainless steel sink with mixer tap, fitted four ring hob with extractor, oven, sash window, electric heaters, tiled splash backs, loft access point for maintenance only, further space for appliances, plumbing for washing machine.

### **Bedroom One**

**3.71 x 2.77 (12'2" x 9'1")**

Electric heater, sash window, distant sea views, loft hatch with maintenance access only.

### **Bathroom**

Panel enclosed bath with handles, low level flush WC, pedestal wash hand basin, tiled splash backs, wall mounted heater.

### **Tenure**

Leasehold

Being sold with a new 999 year lease.

Service Charge: £2,140 per annum (approx)

Ground Rent: Peppercorn



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