



1 Cedar Avenue, Worthing, BN13 2HT

Price £250,000

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A GROUND FLOOR two double bedroom apartment located in Salvington within close proximity to local shops, schools and bus services. The accommodation briefly comprises, PRIVATE ENTRANCE, hall, living room, kitchen/breakfast room, two double bedrooms, bathroom and separate Wc. Externally there are private lawned GARDENS to front and side and a communal rear courtyard. The apartment benefits from GAS CENTRAL HEATING, double glazing, the remainder of a LONG LEASE and low outgoings.

- Ground Floor Flat
- Private Entrance
- Two Double Bedrooms
- Gas Central Heating
- Front & Side Garden
- 17ft Living Room
- Low Outgoings
- Popular Salvington



### Private Entrance

Double glazed front door opening to

### Entrance Hall

Wood effect laminate floor. Radiator. Recessed cloaks cupboard housing electric meter.

### Living Room

5.26 x 3.81 (17'3" x 12'5")

Double glazed window. Radiator.

### Kitchen / Breakfast Room

3.84 x 2.82 (12'7" x 9'3")

Range of work surfaces with cupboards and drawers fitted under. Space for washing machine. Integrated slimline dishwasher. Inset one and a half bowl sink unit. Wall mounted cupboards. Fitted electric hob with oven under. Integrated fridge/freezer. Double glazed window. Wall mounted boiler concealed in cupboard. Double glazed door. opening to the

rear communal courtyard. Breakfast bar. Radiator. Light grey wood effect laminate floor.

### Bedroom One

3.81 x 3.18 (12'5" x 10'5")

Double glazed window. Built in wardrobes with sliding doors. Radiator.

### Bedroom Two

3.79 x 3.51 (12'5" x 11'6")

Double glazed window. Radiator. Wood effect laminate floor.

### Bathroom

Suite comprising panelled bath with shower above. Vanity basin with cupboards under. Tiled walls. Double glazed window. Tiled floor.

### Separate Wc

Low level flush Wc. Tiled walls and floor. Double glazed window.

### Front and Side Garden

Laid to lawn with planted borders.

### Communal Rear Courtyard

Shared with four apartments and provides a communal space for a washing line.

### Required Information

Length of lease: 134 Years

Maintenance is arranged as a 50/50 split with the first floor apartment only and the rear courtyard costs are shared equally between four apartments.

Annual ground rent: £0

Council tax band: B

Draft version:1

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



## 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, systems 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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